

Application Number 07/2016/0519/HOH

Address 17 Holland Avenue
Walton-Le-Dale
Preston
Lancashire
PR5 4RJ

Applicant Mrs Caroline Whiteside

Agent

Mr Ian Riches

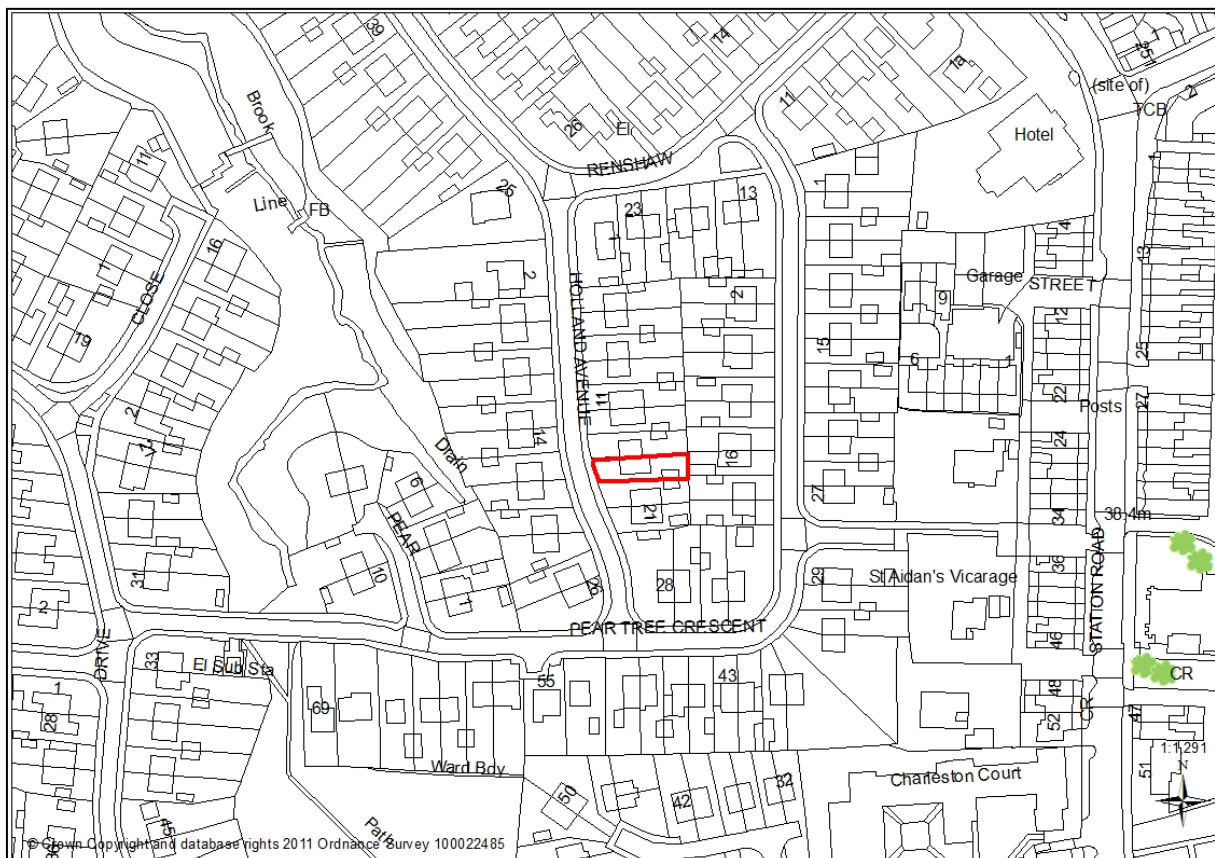
12 Green Drive
Fulwood
Preston
PR2 9SA
United Kingdom

Development Two storey side and rear extension and single storey rear extension

Officer Recommendation **Approval with Conditions**

Date application valid 14.07.2016
Target Determination Date 08.09.2016
Extension of Time

Location Map



1. Introduction

1.1. This application is brought to Committee at the request of Councillor Yates.

2. Report Summary

2.1 This application seeks permission for a two storey side and rear extension and single storey rear extension. It is considered the proposal will not have a detrimental impact upon the adjacent residential properties by undue loss of light/sunlight, outlook or privacy nor will it appear overbearing when viewed from the garden areas. It is also considered that the proposal will not appear unduly out of character with the area and is therefore recommended for approval subject to conditions.

3. Application Site and Surrounding Area

3.1 The application property is a semi detached dormer bungalow which is situated in a residential area with a mix of dwelling types within the immediate area.

4. Site History

4.1. 07/1985/0141 – Attached domestic garage. Approved.

4.2. 07/1994/0300 – Single storey addition to existing rear extension. Approved.

5. Proposal

5.1. Planning permission is sought for a two storey side and rear extension and single storey rear extension.

5.2. Two storey side extension has a footprint of 10.3m by 2.4m with a pitched roof set a minimum of 0.6m below the main ridge and will be set back 1m from the front elevation. The first floor element will measure 1.8m wide for a length of 7.9m and will extend across the rear elevation for a total length of 5.7m and will project off the rear wall by 1.9m.

5.3. A single storey rear extension will project for 5.4m off the rear wall of the dwelling for a maximum width of 5.3m. An existing attached garage is to be incorporated into the proposal.

5.4 Proposal is to provide a car port, utility/wc and sun room at ground floor with an ensuite bedroom and bathroom at first floor.

5.5 Walls are to be finished in matching brickwork and rendered sections with matching concrete tiles to the roof.

6. Representations

6.1. Summary of Publicity

6.1.1 Six neighbours have been notified and Notice has been served on the occupiers of No. 19 Holland Avenue as the proposal extends outside the applicant's curtilage.

6.2. Letters of objection

6.2.1 One letter of objection has been received from No. 19 Holland Avenue; their comments are summarised below:

- Would appear imposing and create an 'alley' of driveway separating the properties
- Out of character and appearance
- Loss of privacy
- Loss of light to dining/kitchen and conservatory
- Gutter will encroach onto my property
- Occupier has mobility problems and could slip on any leaks from this guttering
- Risk of potential damage to dwelling and debris during construction works

Following notification on amended plans a further letter has been received reaffirming their views and stating that it is unlikely the windows would now look into the conservatory but the two storey aspect would still have an impact in reducing light into conservatory.

7. Summary of Responses

7.1. No consultations have been carried out.

8. Material Considerations

8.1 Policy

8.1.2 Policy B1: Existing Built-Up Areas in the South Ribble Local Plan permits development which is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.

8.1.3 Policy G17 b): Design Criteria for New Development in the South Ribble Local Plan permits extensions that do not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density massing, proximity or use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect.

8.2 Relationship to Neighbours

8.2.1 The proposal has now been amended so that the two storey rear extension now meets the required 21m separation distance to the dwellings to the rear at Nos. 16 and 18 Pear Tree Crescent.

8.2.2 In respect of the adjoining half of the semi at No. 15 Holland Avenue, this property has been extended to the rear at single storey which projects for 3.5m. The proposed single storey rear extension will project for 5.44m and will be set some 2.5m off the common boundary. The two storey rear extension will project off the rear wall by 1.9m and will be set some 1.9m from the nearest habitable first floor window at No. 15.

8.2.3 The adjacent dwelling at No. 19 Holland Avenue has two side facing windows which serve a kitchen and a dining area. This property has also been extended by a rear conservatory and has a detached garage to the rear adjacent the common boundary. The plans have been amended to address the concerns of the Local Planning Authority and the occupiers with the ground floor side facing windows being obscure glazed and inward opening. This will also be secured by condition.

8.3 Other Material Considerations

8.3.1 The application has been amended since first submitted as it was considered the

proposal would impact on adjacent residential properties, would be out of character and disproportionate to the scale of the existing dwelling and result in overdevelopment of the plot.

8.3.2 The depth of the single storey rear extension has been reduced but widened as has the first floor side and rear extension.

8.3.3 A supporting statement has been submitted which advises that the applicant and her husband have moved into the family home (from Abu Dhabi) to cohabit with her aging widowed mother (Mrs Cox) who has congenital deafness from birth and now has failing eyesight and ever reducing mobility. As Mrs Cox's health will continue to deteriorate the applicant intends to provide a care role to keep Mrs Cox in her home for as long as possible. In order to maintain a level of privacy and separation the extra space is necessary. The additional ground floor accommodation will in future provide an en-suite bedroom when the stairs become impractical.

8.3.4 The resultant dwelling will have three bedrooms for which two off road parking spaces are required. The proposal will provide a car port which is supported on brick columns and therefore predominantly open on the western elevation and therefore there is sufficient space to the front of the dwelling and within the applicant's curtilage to accommodate two off road parking spaces.

8.3.5 Refuse bins can be stored within the car port area.

8.3.6 The existing garage is to be demolished and it is considered that the proposal will not result in an unacceptable loss of garden area.

9. CONCLUSION

9.1 Due to the aforementioned it is therefore considered the proposal will not have a detrimental impact upon adjacent residential properties by undue loss of light/sunlight, outlook or privacy nor will it appear overbearing when viewed from the garden areas nor will it impact upon the character and appearance of the area.

10. RECOMMENDATION

10.1 Proposal complies with Policy B1 and G17 of the Adopted Local Plan 2012-2026, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy and therefore recommended for approval.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. All external facing materials shall match in colour, form and texture to those on the existing building.
REASON: In the interests of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

3. That the windows to be fitted into the ground floor of the western elevation (utility and wc) shall be fitted with obscured glazed windows which shall open inwards (bottom hinged) and retained as such at all times thereafter. The first floor window into the western elevation (bathroom) shall be fitted with obscured glazing and retained at all times thereafter.
REASON: To prevent undue overlooking and loss of privacy to No. 19 Holland Avenue; in the interests of the residential amenity of the occupiers of that property as required by Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
4. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg 2016108 L08
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

RELEVANT POLICY

- 17 Design of New Buildings (Core Strategy Policy)**
- POLB1 Existing Built-Up Areas**
- POLG17 Design Criteria for New Development**
- RES Residential Extensions Supplementary Planning Document**

Note:
