

**Application Number** 07/2016/0646/HOH

**Address** 22 Wateringpool Lane  
Lostock Hall  
Preston  
PR5 5AP

**Applicant** Mr & Mrs Armstrong

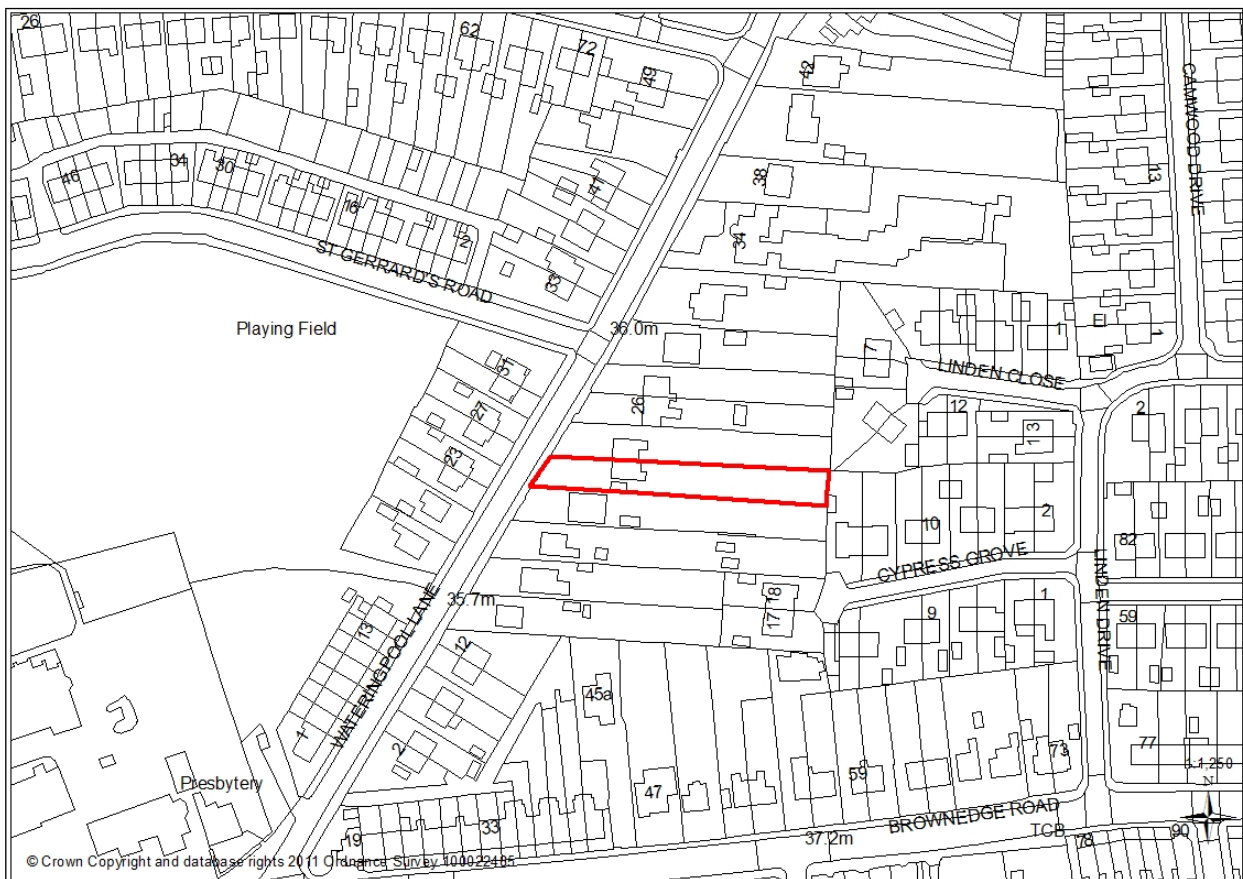
**Agent** Denise Harley  
56A Liverpool Road  
Penwortham  
Preston  
PR1 0DQ

**Development** Single storey side and rear extension

**Officer Recommendation** **Approval with Conditions**

Date application valid 08.08.2016  
Target Determination Date 03.10.2016  
Extension of Time

**Location Map**



**1. Introduction**

1.1 The application is being brought to Committee at the request of a Ward Councillor

## **2. Report Summary**

- 2.1. This application seeks permission for a single storey side and 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 and is therefore recommended for approval subject to conditions.

## **3. Application Site and Surrounding Area**

- 3.1 Application property is a semi-detached dwellinghouse situated within a residential area with a mix of dwelling types in the area.

## **4. Site History**

- 4.1 There is no planning history to report.

## **5. Proposal**

- 5.1 Planning permission is sought for a single storey extension to the side and rear.
- 5.2 Extension to the side measures 4.2m wide by 5.75m deep with a pitched roof 3.6m to the ridge which will form a garage.
- 5.3 A further extension is proposed to the rear of this garage which will measure 1.9m wide for a depth of 5.89m with a flat roof 3m high.
- 5.4 A single storey rear extension will measure 6m deep by 6.89m wide with a flat roof 3.17m high. A parapet wall is also proposed on each side of this proposed extension which will project for 0.9m beyond the proposed rear elevation. This element will be attached to the rear of the proposed side extension.
- 5.5 The proposal replaces an existing detached garage and conservatory to the side.
- 5.6 Walls are to be finished in matching brickwork and render and slates to the roof.

## **6. Representations**

### **6.1. Summary of Publicity**

- 6.1.1 Seven neighbours have been notified.
- 6.1.2 Neighbours have also been re-notified following receipt of amended plans; any further comments received will be reported verbally at Committee.

### **6.2 Letters of objection**

- 6.2.1 Two letters of objection have been made; their comments are summarised below:

- Loss of privacy created by Juliet balcony from their rear bedroom window onto the flat roof
- Rear extension would appear overbearing
- Loss of light to conservatory
- Measurement of garage incorrect
- Loss of privacy from two side facing windows and a door
- Loss of privacy if flat roof is used as a balcony/seating area
- Concerns over drainage - details not shown on plans

- Concerned about security to garden area once garage demolished
- Concerned about whether the garage may contain asbestos

## **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 adjoining half of the semi has been extended by two and single storey extensions at the rear with the addition of a conservatory onto the rear extension. The proposed rear extension will project for 0.1m short of the conservatory which is predominantly glazed on all elevations with a polycarbonate roof. The conservatory is set in off the boundary by some 0.95m and will be some 1.2m from the proposed extension; there is a 1.8m high hedge to the common boundary with the proposed extension being set 0.3m off the boundary. The Juliet balcony has been removed from the plans and therefore this addresses the potential for undue loss of privacy to this property.

8.2.2 The adjacent dwelling at No. 20 is a detached bungalow which has been extended by single storey at the rear and a conservatory. The proposed garage will replace an existing garage and will be sited similarly. An existing conservatory, which is predominantly glazed to the southern elevation, is set some 1m off the common boundary and is to be demolished, the proposed extension at this point will be set 1.26m off the common boundary, projecting for 5.9m where it will then be set some 1.65m off this boundary for a projection of some 3m. There is a 1.8m high fence to the common boundary.

8.2.3 Concerns raised about security issues during construction and whether the garage contains asbestos are not material planning considerations. Drainage has been shown on the plans but this is a matter which is addressed under the Building Regulations.

### **8.3 Other Material Considerations**

8.3.1 The plans have been amended since first submitted to correct the inaccurate dimensions and to remove the 'Juliet' balcony from the proposal. Positions of rain water pipes and gullies have also been indicated on the plans.

8.3.2 The side extension is set similarly to the existing garage but will be attached to the dwelling and will be set back 0.3m from the front elevation and 0.15m off the southern boundary. This property is set back some 20m from the highway and it is therefore considered that the proposal will not impact upon the street scene or the character and appearance of the area.

## **9 CONCLUSION**

- 9.1 Due to the aforementioned it is considered the proposal will not have an undue 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. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg DD/1258/2 Rev C.  
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
4. That none of the areas of the new roof to be created as part of the single storey side and rear extensions shall be used as a balcony without the written consent of the Local Planning Authority.  
REASON: In order to protect the amenities of adjoining residents in accordance with Policy G17 of the Adopted South Ribble Local Plan.

### **RELEVANT POLICY**

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