

**Application Number** 07/2017/0232/HOH

**Address**  
Southview  
72 Marsh Lane  
Longton  
Preston  
Lancashire  
PR4 5ZL

**Applicant** Mr A McKerney

**Agent** Mr Peter Bamber

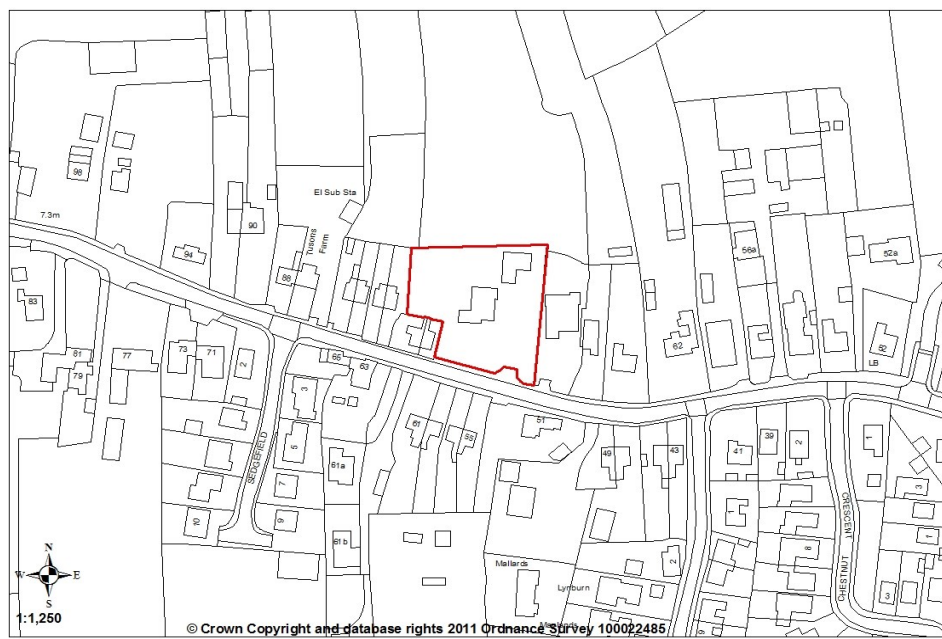
Lily Cottage  
12 Glen Avenue  
Knowle Green  
Preston  
PR3 2ZQ United Kingdom

**Development**

Two storey rear extension with single storey element providing link to garage. First floor extension over garage with balcony together with part conversion into additional living accommodation. Formation of canopy to western elevation.

**Officer Recommendation** Refusal  
**Officer Name** Mrs Catherine Lewis

Date application valid 31.01.2017  
Target Determination Date 28.03.2017  
Extension of Time 06.07.2017



## **1 Report Summary**

1.1 This application is for a type of development that falls within the scheme of officer delegation. However, a direct neighbour to the site is a member of the South Ribble Council and has objected to the proposal. The Planning Manager has therefore decided that it is appropriate that the application be determined by the Planning Committee.

1.2 The proposal relates to two elements: extensions to the main dwelling and a first floor extension to the garage block.

1.3 The provision of first floor accommodation to the garage complex would have an overbearing and over dominant effect upon the residential amenities of no 68 Marsh Lane. The design of the garage extension would not be subservient to the main property and would negatively affect the character and appearance of the host property.

1.4 A suggestion has been made to the applicant to remove the garage extension so that the extensions to the dwelling could on balance be recommended for approval. However, the applicant requires the current application to be considered in its entirety. As the proposed garage extension would be linked to the main dwelling by virtue of the proposed extensions to the house, the whole of the application would be the subject of any refusal.

1.5 The proposal due to the scale, massing and design would be contrary to Policy G17 of the South Ribble Local Plan and Design Guidance Note DG01 of the South Ribble Design SPD. The proposal is therefore recommended for refusal.

## **2. Site and Surrounding Area**

2.1 The application refers to a large, distinctive, five bedroomed detached dwelling including a detached garage complex. Set in extensive gardens the property is located on the north side of Marsh Lane which is located some 450m from the junction with Liverpool Road. Both the house and garage are constructed of brick with stone bands and plinth courses and both buildings have swept hipped slate roofs with large overhangs. The garage complex is set to the rear and behind the dwelling.

2.2 To the north is open countryside allocated as Green Belt and to the west and east are residential properties. On the western boundary is a pair of brick semi-detached properties located adjacent to Marsh Lane, whereas the property known as no 68 Marsh Lane has a similar building line as the application site and sits within the plot. Marsh Lane is predominately residential in nature with different styles and sizes of properties.

2.3 The site is located on Marsh Lane, Longton; a residential area designated under Policy B1 (Existing Built Up Area) of the South Ribble Local Plan 2012-2026.

## **3. Planning History**

3.1 The previous farm house and barn were demolished and the current property and garage was constructed under a planning permission granted in 1994 (07/1994/0823).

3.2 Prior to that an outline application was granted to retain the previous dwelling and erect a replacement barn (Ref: 07/1994/0823).

3.3 Construction of a three-bed detached dormer bungalow and detached garage was granted in 2007 (Ref: 07/2007/0755OUT).

## **4. Proposal**

4.1 Planning permission is sought for two distinct elements: a two-storey extension to the main house with a small single storey element, a small tower and a glazed canopy and the construction of a first floor of the existing detached garage.

4.2 The two-storey extension to the main house would require the demolition of an existing conservatory and small lounge bay. The extensions include:

- Two storey extension measuring 7.5 m x 6.5m with a maximum height of 8.4m to the ridge.
- Victorian glazed canopy 2.7m in depth x 13.6m in length with a height of 3.3m
- Single storey extension 4.3m x 10.1 m with the roof height ranging from 3.2m-5.4m.
- Small tower 2.5m x 2.5m with a maximum height of 7.8m

4.3 At ground level the accommodation would provide for a sitting area including a dining area and separate cloaks room. The cloaks room would link to the existing garage block. A glazed canopy would be constructed along part of the western elevation. A small, glazed, canopy would be constructed to the eastern boundary over the rear door way. At first floor the extension would provide for an extended master bedroom. The materials would match the existing property, brick walls with stone feature bands and plinth and a slate roof.

4.4 The roof of the garage complex would be raised from 4.6m to a maximum roof ridge height of 7.352m and would provide first floor living accommodation: a gym; study; two bedrooms; a shower room and kitchenette. A balcony would be provided to the rear (north) boundary.

4.5 The gravel access drive would be slightly widened.

## **Summary of Supporting Documents**

The application is accompanied by a:

- Design and Access Statement
- Bat Survey
- Revised plans
- Community Infrastructure Levy Forms
- Additional information to support the application on the 22 March and the 8 June 2017.

## **5.0 Summary of Publicity**

5.1 A Site Notice has been posted and neighbouring properties have been consulted. One letter of representation has been received which raises the following summarised points:

- Object to the scale and design of the proposed massive extensions.
- Concern about the size of the extensions in relation to the context of the existing properties within Marsh Lane
- The use of floor to ceiling windows at first floor and zinc as a material are both very ugly and do not match with the existing properties.

- The first floor windows on the eastern side of the property would invade the privacy of the adjacent property.
- The proposal would look like two separate properties linked together to form a pair of semi-detached.
- If approval is granted a restriction should be added to restrict a business use or the units being separated.

## **6. Summary of Consultations**

Ecology Services: Raised no objection to the proposal but require Informative Notes with regard to any bats, birds or great crested newts found during the construction phase.

## **7. Policy Background**

7.1 National Planning Policy Paragraphs 56 and 60

7.2 Central Lancashire Core Strategy

7.2.1 Policy 17 Design

7.3 South Ribble Local Plan 2015.

7.3.1 Adopted Local Plan 2012-2026 Policies B1 (Existing Built Up Areas) allows for development, but only where it complies to requirements relating to access, parking and servicing – in line with Policy F1 (Parking Standards); would be in keeping with the character and appearance of the area, and would not adversely affect the amenity of nearby residents.

7.3.2 Policy G17 of the same document echoes these sentiments noting however that *‘the proposal should 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. Further it should not cause harm by overlooking, overshadowing or have an overbearing effect’*

7.3.3 In support of the above is also the South Ribble Residential Design SPD which is more prescriptive in its guidance, but includes statements Para DG01 (a) (e) and (g) respectively that *‘all extensions shall remain visually subservient to the parent/original building’* and that *proposals shall not result in an overbearing or over dominant impact on neighbouring residential occupiers* and that *‘proposals shall not result in the creation or introduction of an incongruous form of development that is of detriment to the original/parent building or wider street scene’*

## **8. Material Considerations**

### **8.1 Proposed Extensions to Dwelling**

#### **8.2.1 Design**

8.2.2 The plot measures 50m in depth with a maximum length of 55m and the dwelling is in the middle of the plot. The two storey, single storey, glazed canopy and small tower extensions would result in significant accommodation to provide for an improved internal lay out that meets the needs of the current owner.

8.2. 3 One of the design issues raised by the application relates to the effect of the proposal on the character and appearance of the host property and of the local area. It is

acknowledged the alterations and extensions would provide for significant accommodation. The proposed two storey roof line would not be subservient to the main roof line and the unorthodox tower element with the flat roof line could be considered as having a negative impact upon the character and appearance of the existing dwelling. The NPPF makes it clear that planning should not attempt to impose architectural styles or particular tastes (paragraph 60). However, the NPPF also makes clear that the government attaches great importance to the design of the built environment and that good design should contribute positively to making places better for people (paragraph 56).

8.2.4 Given that the tower element would not be a prominent feature when viewed from Marsh Lane it is considered that the proposed building layout and form together with the continuation of the existing roof ridge to the two storey extension would, in the circumstances of this proposal be an acceptable design approach.

### 8.3 Relationship to neighbours

8.3.1 The proposed two storey extension would not exceed the height of the existing dwelling and would not exceed the existing building line on the western elevation, except for 2.4m which projects out by 0.5m and provides for the small tower. The tower has two small arrow slit windows. As there would be a separation distance of approximately 23m from the extension to the side boundary of no 78 Marsh Lane it is considered that the residential amenities of these neighbours would not be unduly affected in terms of loss of privacy and over dominance. The glazed canopy located at ground floor level is considered acceptable together with the single storey element which would link the proposed extension to the existing garage complex.

8.3.2 There would be a separation distance of approximately 20m from the proposed two storey extension to the common side boundary with no 68 Marsh Lane. Although there would be two small windows at first floor level due to the separation distance this is considered acceptable and would not have an undue impact upon loss of residential amenity.

8.3.3 Therefore, the proposed extensions to the dwelling are considered acceptable and accord with the aims of Policy 17 of the Central Lancashire Core Strategy, Policy G17 of the South Ribble Local Plan and the Residential Extensions SPD.

## **8.4 Garage Complex**

### 8.4.1 Design

8.4.2 The current single storey garage block is located to the rear of the plot some 35metres from Marsh Lane. The garage complex in terms of design and scale is similar to a coach house with a window to the forefront and the garage doors set back. Therefore, the building looks subservient to the main dwelling house.

8.4.3 The proposed first floor accommodation would significantly distort the current relationship between the dwelling and the garage complex. It is considered to be excessive in its design and scale which would result in a negative impact upon the character and appearance of the dwelling. The applicant has sought to address this aspect through the use of modern materials. The garage is constructed of bricks and it is proposed to clad the first floor in zinc. This would seek to address the difficulties of trying to match the existing materials. Given the different design elements that have now been introduced to the existing dwelling in terms of the Victorian glazed canopy, the flat roof tower, the Juliet and proposed balcony it is considered that the use of the zinc material is out of keeping and an incongruous design feature. The applicant provided further information on the 8 June 2017 to demonstrate alternative materials to seek to reduce the impact of the extension including

vertical and horizontal boarding, a render finish in different colours and shades. However, concern is still expressed about the design and scale of the first floor extension.

8.4.4 The applicant provided further information on the 22 March 2017 which included 3 case studies of other properties to support their application and stated that the street scene along Marsh Lane would still have an open aspect. It is acknowledged that garage complex is set back from Marsh Lane by approximately 35m. However, given the form of the existing dwelling and its distinctive asymmetrical central frontage it is considered that the proposed scale and design of the garage would not be an acceptable design approach to respect the character and appearance of the property. This would also result in an incongruous feature in the street scene and in the context of the extended locale.

8.4.5 Therefore, the proposal would be contrary to Policy G17 criterion a) of the South Ribble Local Plan 2016 and South Ribble Residential Design SPD Design Guidance Note DG01 points A and G.

### 8.5 Relationship to neighbours

8.5.1 The garage complex is similar to an inverted L shape and at its nearest point is approximately 5m from No. 68 Marsh Lane. This part of the eastern elevation would provide for a blank elevation. However, due to the shape of the building there would be three obscure glazed windows some 11 metres away from the shared side boundary. The ground level of the side and rear garden of No. 68 Marsh Lane is approximately 0.9m higher than the ground level of the application site.

8.5.2 The applicant provided additional information to support the application on the 22 March and the 8 June 2017. The information on the 22 March sought to address concerns about the impact of the development and the applicant advised that:

*The scale and location of the proposed roof raise to the garage relative to the house is no different to many properties on Marsh Lane. The garage is set well back on this unusually large plot and whilst we acknowledge that overlooking to the rear of 68 is possible our amended drawing illustrates the windows that have this potential are now indicated as obscure with restricted opening to prevent that possibility.*

8.5.3 The applicant argues that due to the change in level between 68 and 72 and; the distances to the boundary, the proposal is not unduly overshadowing or overbearing.

8.5.4 However, it is considered that the design would be approximately 7.352.m in height within 5 metres of the common boundary. Therefore, due to the scale, height and design of the first-floor extension it is considered that there would be an over dominant and over bearing effect upon the residential amenities of no 68 Marsh Lane. The proposal would be contrary to Policy G17 criterion a) of the South Ribble Local Plan 2016 and South Ribble Residential Design SPD Paragraph DG01 point E.

8.5.5 A suggestion has been made to the applicant to remove the garage extension so that the extensions to the dwelling could on balance be recommended for approval. However, the applicant requires the current application to be considered in its entirety. As the proposed

garage extension would be linked to the main dwelling by virtue of the proposed extensions to the house, the whole of the application would be the subject of any refusal.

## **9. Community Infrastructure Fund**

9.1 The proposed development would be exempt from CIL as it would be carried out under the Self Build Exemption clause.

## **10. Parking Arrangements**

10.1 Although the application provides for a further two bedrooms the site has extensive grounds which are capable of accommodating extra car parking. Further, Policy F1 of the South Ribble Local Plan states that four plus bedrooms require three spaces. The applicant intends to widen the existing gravelled drive way to improve manoeuvrability within the site.

## **11. Wildlife**

11.1 The application includes a Bat Survey which concludes that the development has been assessed as low risk for bats. The application site is also within 250 metres of ponds and as the footprint of the development is small and the nearest pond is 200m away Ecology Services consider that an offence is highly unlikely should great crested newts be present. Precautionary measures would therefore, be unreasonable. Informative Notes with regard to bats, great crested newts and nesting birds should be included to any approval.

## **12 CONCLUSION**

12.1 The provision of first floor accommodation to the garage complex would have an overbearing and over dominant effect upon the residential amenities of no 68 Marsh Lane. The design of the extension would not be subservient to the main property and would negatively affect the character and appearance of the host property. The proposal due to the scale, massing and design would be contrary to Policy G17 of the South Ribble Local Plan and Design Guidance Note DG01 of the South Ribble Design SPD. The proposal is therefore recommended for refusal.

## **13 RECOMMENDATION:**

13.1 Refusal

## **REASONS FOR REFUSAL:**

1. The proposed garage extension, by virtue of its size, massing, design and proximity to No 68 Marsh would have a detrimental impact on residential amenity in terms of being over-dominant and overbearing, and is contrary to Policy G17(a) of the South Ribble Local Plan 2012-2026 and South Ribble Residential Design SPD Design Guidance Note: DG01 Point E.
2. That by virtue of its height, scale and design the proposal garage extension would negatively affect the character and appearance of the host dwelling and would appear overly prominent in the street scene and as such would be contrary to Policy G17 of the South Ribble Local Plan 2016 and South Ribble Residential Design SPD Design Guidance Note: DG01 Points A and G.

## **RELEVANT POLICY**

### **NPPF National Planning Policy Framework**

#### **Central Lancashire Core Strategy**

1 Locating Growth

17 Design of New Buildings

#### **South Ribble Local Plan**

POLB1 Existing Built Up Area

POLB G17 Design Criteria

POLB 16 Biodiversity and Nature Conservation

#### **Residential Design Supplementary Planning Document (SPD).**

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