

Application Number 07/2019/2701/HOH

Address 82 St Davids Road
Leyland
Lancashire
PR25 4XY

Applicant Mr T Kelly

Agent

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Development Dormer extension to front and rear

Officer Recommendation **Approval with Conditions**
Officer Name **Mrs Linda Ashcroft**

Date application valid 26.06.2019
Target Determination Date 21.08.2019
Extension of Time 23.08.2019



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1. Introduction

1.1 The application is brought before Committee at the request of a Ward Councillor.

2. Report Summary

2.1 The application proposes dormer extensions to the front and rear.

2.2 The scale, siting and appearance of the proposal complies with the relevant policies of the South Ribble Local Plan and the Residential Extensions SPD and is recommended for approval subject to the imposition of conditions.

3. Application Site and Surrounding Area

3.1 The application property is a semi-detached bungalow situated within a wholly residential area.

3.2 The application property has a detached garage set towards the rear and a small dormer at the rear.

4. Planning History

4.1 There is no planning history to report.

5. Proposal

5.1 Planning permission is sought for a dormer to the front and rear.

5.2 The front dormer will measure 6.4m in length with a flat roof 2.75m high and will project from the roof plane by a maximum of 3.9m. The dormer will be set 0.7m below the ridge line and will be set in 0.3m on both sides and set up 0.3m from the eaves.

5.3 Dormer to the rear measures 6.3m in length with a flat roof 2.7m high and will project from the roof plane by a maximum of 3.9m. The dormer will be set 0.7m below the ridge line and will be set in by a minimum of 0.25m on both sides and set up 0.25m from the eaves.

5.4 The dormers will increase bedrooms in the roof space from one to three, one being an en-suite. An existing bedroom at ground floor will become a bedroom/study.

5.5 The face and cheeks of the dormers will be finished in vertical hanging tiles which will be similar in colour to those on the existing roof.

5.6 A first floor window is proposed into the western elevation to serve an en-suite.

6. Representations

6.1 Neighbour Consultation

6.1.1 Five neighbouring properties were notified with one letter of representation being received objecting for the following reasons:

- Loss of privacy;
- Loss of light/sunlight;
- Visually impaired and require as much light as possible;
- Increased traffic due to increased occupancy;

- Noise and disturbance;
- Bungalows were constructed for an aging population to enjoy a safe and quiet retirement;
- Bungalows being developed increasing their appeal to families;
- Will impact negatively on ability to feel secure in own home from overlooking windows;
- Requests a visit from Planning Committee to assess the impact of the proposal from my property;

6.2 Statutory Consultees

6.2.1 On this occasion no consultations were required.

7. Policy Considerations

7.1 The site is allocated as Existing Built-Up Area under Policy B1 in the South Ribble Local Plan. Policy B1 allows for development provided, amongst other things, it complies with the requirements for parking, is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.

7.2 Local Plan Policy G17 (Design of New buildings) permits development, amongst other things, that does not have a detrimental impact on the street scene by virtue of its height, proximity or use of materials and should not prejudice highway safety, pedestrian safety or the free flow of traffic.

7.3 The South Ribble Residential Extensions Supplementary Planning Document is also relevant in terms of design, siting, scale and appearance and its impact on the character and appearance of the locality and residential amenity of adjacent residential properties.

8. Material Considerations

8.1 Response to Representations

8.1.1 The issues raised in respect of ongoing health issues, the intended occupiers of the bungalows when first constructed and increasing the size to accommodate families are not material planning considerations in this case. The bungalows are not 'age restricted' and any developments which require planning permission are considered on their own merits.

8.1.2 The remaining concerns will be addressed further in the report.

8.3 Relationship to Neighbours

8.3.1 The adjoining bungalow at No. 84 was granted planning permission under reference No. 07/2018/5935/HOH for a dormer to the front and rear and a single storey side extension. A single storey rear extension is also under construction but this would appear to be 'permitted development'.

8.3.2 To the north of the site are dormer bungalows, the majority of which have also been extended by large dormers to the front. There will be a minimum separation distance of some 23.5m between these dwellings.

8.3.3 Again to the rear of the site are bungalows which have a detached outbuilding set towards the rear; there is a timber 1.8m high fence to the common boundary with No.

46 St Davids Road. There is an existing separation distance of some 22m between Nos. 46 & 48 St Davids Road and the application property.

8.3.4 The first floor window proposed into the western elevation will be to an en-suite and will therefore be obscure glazed; the provision and retention of this can be secured by condition.

8.3.4 It is therefore considered that the proposal will not have a detrimental impact upon adjacent residential properties by undue loss of light/sunlight or privacy nor will it appear overbearing.

8.4 Character/Appearance

8.4.1 The adjoining semi at No. 84 St Davids Road has received planning permission (07/2018/5935/HOH) which includes a dormer to the front. This dwelling is slightly different in design to the adjoining semi in that it has a front projection with a pitched roof. The scale of the dormer is smaller than that proposed due to this projection. As this dormer has not yet been implemented, this is not a material consideration.

8.4.2 The area is characterised by semi-detached bungalows, many with dormer extensions to both the front and rear and of a similar scale, if not larger, than that proposed and varying materials from tile hanging to upvc.

8.4.3 It is therefore considered the proposed front facing dormer will have no undue impact on the character and appearance of the area.

8.5 Highway Issues

8.5.1 The proposal will result in an increase in bedrooms from two to potentially four for which three off road parking spaces are required. There is an existing detached garage set towards the rear and sufficient space on the driveway to accommodate this requirement.

9. Other Considerations

9.1 It is worth considering that due to the scale, siting and appearance of the rear dormer, this can be undertaken as 'permitted development'. Planning permission is required because of the front dormer and a window into the gable.

10 Conclusion

10.1 It is considered the proposal will not have a detrimental impact upon the character and appearance of the area or highway safety nor will it have a detrimental impact upon the residential amenity of adjacent dwellings. The proposal complies with Policies B1 and G17 in the South Ribble Local Plan and the Residential Extensions SPD and is therefore recommended for approval subject to the imposition of conditions.

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 window to be fitted in the first floor of the western elevation shall be fitted with obscured glazing and retained at all times thereafter.

REASON: To prevent undue overlooking and loss of privacy to No. 80 St Davids Road 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 drawing - proposed dormer roofs to first floor bedroom extension Rev. C to scale 1:50.

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:
