

Application Number	07/2020/00876/HOH
Address	61 Church Road Leyland Lancashire PR25 3AA
Applicant	Janet Clark
Agent	Mr Alex Karanikolas 35 Mayfield Avenue ADLINGTON PR6 9QE
Development	Single storey extension to side and single storey link extension to rear and external modifications
Officer Recommendation	Approval with Conditions

Officer Name
 Date application valid
 Target Determination Date
 Extension of Time

Mrs Janice Crook
 21.10.2020
 16.12.2020

Location Plan



1. Report Summary

1.1 The application is brought before planning committee as the applicant is related to an elected member. However, the application is a straight forward householder extension scheme with no neighbouring residents being unduly affected by the proposals. The application is therefore recommended for approval.

2. Site and Surrounding Area

2.1 The application relates to a residential property, 61 Church Road in Leyland which has a large detached outbuilding. The surrounding area is predominantly residential in nature with residential dwellings on Balcarres Road to the north, on Morris Close to the east and on Church Road and Beech Avenue to the south. Immediately to the western boundary is a bowling green.

2.2 Planning permission was granted for the erection of 2 dwellings in the rear garden of the application property and these are currently under construction.

3. Planning History

- 07/2007/1137/OUT Outline Application for the erection of 1no. 2 storey dwelling REF 23/01/2008
- 07/2018/5821/OUT Outline application for the erection of 5 dwellings (All matters reserved except Access) APC 07/12/2018
- 07/2020/00590/VAR Variation of conditions 2 (Plans) 3 (Facing materials) of planning permission 07/2020/00069/FUL dated 13/03/2020 amendments include amendment of the proposed house type to allow for a rear extension. Change of windows to white double glazed units. Change of window / door frame colour change and alterations to access road surface APC 16/09/2020
- 07/2020/00069/FUL Erection of 2no detached bungalows and detached garages on land to rear of No 61 Church Road with associated new access road APC 13/03/2020

4. Proposal

4.1 The application proposes a single storey extension to the side and a single storey link extension to the rear together with external alterations.

4.2 The side extension is to measure 7.5m wide by 5m with a pitched roof over with a ridge height of 4.4m and will have 2 rooflights to each roof slope.

4.3 The link extension is to measure 4.1m by 4.4m with a pitched roof over with a ridge height of 3.8m and will have a rooflight to each roof slope.

4.4 Both extensions will be constructed in materials to match the existing dwelling.

5. Summary of Publicity

5.1 Neighbouring properties were notified and a site notice posted with one letter of representation being received. They raise no objections in principle but comment as follows:

- No elevation drawing of the eastern gable of the barn which will house the new swimming pool. Assume that there are no planned changes to this elevation as in effect it is the boundary between our properties.
- There is a note on the plans that ventilation for the swimming pool will be installed to meet current standards but no indication of any ventilation outlets.

- Given the level of noise created by use of a swimming pool, the use should be restricted to reasonable hours.
- The answer to one of the questions on the application form is incorrect. The Q about will trees/hedges have to be removed/trimmed should be yes. The applicant has already asked us to trim some trees that overhang the barn.
- On the proposed layout, there is a dotted line that seems to indicate there is a gap between the boundary and the gable wall between the properties.

6. Summary of Consultations

6.1 No consultation was carried out.

7. Policy Background

7.1 **Policy G17: Design Criteria for New Development** permits new development, including extensions and free-standing structures, provided that, the proposal does 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, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; the proposal would sustain, conserve and where appropriate enhance the significance, appearance, character and setting of a heritage asset itself and the surrounding historic environment. Where a proposed development would lead to substantial harm or loss of significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the substantial public benefits of the proposal outweigh the harm or loss to the asset; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site.

8. Material Considerations

8.1 The property is a large detached dwelling with detached outbuilding to the rear. Planning permission was granted for the erection of two detached bungalows in the rear garden of the application property with a new 5m wide access drive located to the western side of the site to serve the new dwellings and to access the existing garage outbuilding. The garage is attached to a 'barn' building and the proposal is to link this to the main dwelling with an extension. The existing barn will be refurbished for form a pool house and the roof will have 4 velux roof lights inserted, 2 to each roof slope. This element of the proposal does not require planning permission.

8.2 The neighbouring property to the east, 63 Church Road is set back at the rear from the application property and has a blank side elevation facing the proposed link extension. No windows will be introduced into the facing elevation of the link, although an access door will be introduced. There are ground and first floor windows in the rear elevation of 63 which

look onto its rear garden. The boundary consists of a 1.8m high fence with some trees and shrubbery along its length. It is considered there will be no undue impact on 63 Church Road from the proposed link extension.

8.3 The proposed side extension is to the western elevation and will project out towards the new access road serving the 2 bungalows currently under construction. Beyond in No 59 Church Road at a distance of approximately 12m. It has a first floor landing window and a ground floor window facing the proposed side extension. A 1.8m high fence separates this property from the new access road serving the bungalows. A new 2m high boundary wall has been erected to the application property adjacent the access road. Given the boundary treatments to both properties and the intervening access road, it is considered the proposed side extension will have no undue impact on No 59.

8.4 A number of points were raised in the letter of representation. However, it must be noted that this application is for a side extension and link extension only. The proposals for the existing barn do not require planning permission as this is an existing domestic outbuilding which can be converted without planning permission being required. Therefore, no elevation drawing of the eastern gable of the barn is required although the eastern elevation of the link extension has been submitted.

8.5 Any ventilation required for the swimming pool will be a matter for building regulations and again does not require planning permission.

8.6 Providing the use of the proposed swimming pool is for private, domestic use, the hours of use cannot be restricted by a planning condition, particularly as this element of the proposal does not require planning permission.

8.7 In respect of the application form question, the proposed extensions do not require any trees/hedges to be removed/trimmed as these extensions do not impact on any trees/hedges. The applicant has asked the neighbours to trim some trees that overhang the barn but, as indicated, this element of the development does not require planning permission.

8.8 Finally, the comment that there is a dotted line on the plans that seems to indicate there is a gap between the boundary and the gable wall between the properties is incorrect as the neighbour's ownership is right up to the wall of the barn. Boundary disputes are not a planning matter but a private legal matter between the two parties.

9. Conclusion

9.1 For the reasons set out above, the proposal for a side extension and rear extension to link the existing outbuilding are considered to be policy compliant and the application is recommended for approval subject to the imposition of conditions.

10. RECOMMENDATION:

10.1 Approval with Conditions.

11. 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. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg clark/03 Proposed floor plan; clark/04 Proposed elevations

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. 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

12. **RELEVANT POLICY**

South Ribble Local Plan

B1 Existing Built-Up Areas

G17 Design Criteria for New Development

Supplementary Planning Document

Residential Extensions