

**Application Number** 07/2021/00817/HOH

**Applicant** Leanne Appleton

**Agent** Mr Peter Entwistle  
40  
Queensway  
Euxton  
Chorley  
PR7 6PW

**Development** Single storey rear extension

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

**Officer Name** **Emma Sheppard**

Date application valid 22.07.2021

Target Determination Date 16.09.2021

Extension of Time



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## **1. Introduction**

1.1 The application is being presented to Committee due to the applicant being related to an employee of South Ribble Borough Council.

## **2. Report Summary**

2.1 Planning permission is sought for the erection of a single storey extension to the western, rear elevation of the existing dwelling, no20 Church Street.

2.2 At the time of writing the Committee Report, no written representations have been received.

2.3 The proposed extension would match the existing materials, providing an extended, open plan kitchen and downstairs WC.

2.4 The proposal is deemed to be in accordance with Policies G1 and G17 of the Adopted Local Plan 2012-2026, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy. Therefore, the application is recommended for approval subject to the imposition of conditions.

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

3.1 The application site is within an area of land allocated as B1: Existing Built-Up Area in the South Ribble Local Plan.

3.2 The application dwelling lies at the head of Church Street where it meets Bow Street to the east of Leyland town centre. Due to land level discrepancies, the application site is at a lower level than Church Street with levels dropping further beyond the southern boundary.

3.3 Beyond the boundary to the south is a modest building in commercial use whilst the surrounding housing stock consists of a mix of size and design therefore no real uniformity.

## **4. Relevant Planning History**

07/1986/0726 – Erection of 7no dwellings and culverting of brook – Approved with conditions  
*Condition 6 relating to the permission removed permitted development rights for extensions*

## **5. Proposal**

5.1 Planning permission is sought for a single storey rear extension to the western side of the dwelling with an existing timber canopy structure to be removed to facilitate the development. The extension is to provide an extended open plan kitchen area and downstairs WC.

5.2 The extension is to project 3m aligning flush with its northern elevation and extend to a width of 6m and proposes a monopitch roof with two velux rooflights in the roof plane. The eaves height is proposed to measure 2.2m with an overall ridge height of 3.5m.

## **6. Representations**

6.1 Five neighbouring properties have been notified but, at the time of writing the Committee Report, no representations had been received.

## **7. Material Considerations**

### **7.1 Principle**

7.1.1 Policy B1: Existing Built-Up Areas permits development proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, provided that the

development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents.

7.1.2 Householder extensions and alterations are therefore acceptable in principle subject to there being no harm to the character and appearance of the property and street scene through unsympathetic design or harm to the amenity of neighbouring properties and residential areas.

## **7.2 Residential amenity**

7.2.1 Policy 17 of the Core Strategy states that the design of new buildings will be expected to take account of the character and appearance of the local area subject to several criteria, inter alia, '...ensuring that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.'

7.2.2 Paragraph B2.4 the Councils SPD states that the 'siting of development should not cause significant overlooking or shadowing of neighbouring property'

7.2.3 Paragraph C2.4 of the SPD states that in the assessment of single storey rear extensions the Local Authority will adopt the 45 degree rule in assessing loss of light and over-dominance in relation to rear extensions. C2.5 further states that this method of assessment will be applied in most cases with it considered that any proposed extension should not project more than 3 metres beyond a 45-degree line, drawn on plan, from the near edge of the closest ground floor habitable room window on an adjoining property.

7.2.4 The two nearest properties to the application site are both bungalows and are tucked behind the rear boundary to the west. No.18 is offset from the application site with its gable elevation adjacent to the application site. The extension is proposed to run parallel with the gable elevation of no.18 which contains one, high level, obscure glazed window. Given the siting and relationship with no 18, there will be no breach of the 45 degree code. It is also to be noted that there proposes no windows within the western elevation of the extension ensuring the neighbours amenity will be protected.

7.2.5 The front elevation at no.16 runs parallel with the application dwelling with one habitable room window to its eastern elevation. The nearest window to the development is a narrow window which is obscure glazed. Given the relationship with the application site it is not considered that this would exacerbate the current situation with an existing single storey detached garage in a more prominent position to the neighbouring dwelling. The extension is single storey in nature with a proposed monopitch roof which slopes away from the boundary ensuring any impact is minimised. Given this, there will be no perceived direct impact upon the amenity of no16 Church Street.

## **7.3 Design, Character & Appearance**

7.3.1 Local Plan Policy G17 (Design Criteria for new development) seeks to ensure new development relates well to neighbouring buildings and the extended locality, that layout, design and landscaping of all elements of the proposal are of a high quality; providing interesting visual environments which respect local character, reflect local distinctiveness, and offer appropriate levels of parking and servicing space in line with Policy F1 (Parking Standards) of the same document. Core Strategy Policy 17 (Design of New Buildings) effectively mirrors these criteria.

7.3.2 Paragraph B3.2 of the Councils Supplementary Document, 'Residential Extensions' states that 'extensions and alterations should be well proportioned and sit comfortably with the original building. They should respect the scale and proportions of the original and should not overwhelm or over-dominate the original building'

7.3.3 Paragraph B3.4 states that ‘roof shape is another critical issue. The style and scale of a new roof should always complement that of the original building and overall street scene. Flat roofs are rarely acceptable.’

7.3.4 The single storey rear extension is to project 3m from its original rear elevation and will incorporate a monopitch roof. Whilst it cannot be contested that the roof pitch does not mirror that on the main dwelling, the extension is to the rear of the dwelling and will not project beyond either side elevation ensuring no direct adverse impact upon the visual amenity or street scene at this point. Further to this, a detached garage is in existence to the north of the dwelling which provides screening when approaching from the north along Church Street.

7.3.5 Paragraph B4.3 states that materials should match those used in the original building, in order to achieve a degree of coherence between the original building and the proposed extension. The extension is proposed to be erected using matching materials, with the proposed bi-folding doors to the southern elevation, whilst wider in aperture, designed to reflect the existing French doors. A narrow window is proposed to the northern elevation to serve the proposed downstairs WC. The design is to reflect the existing fenestration.

7.3.6 Paragraph B2.5 of the SPD states that Extensions should not result in a significant loss of private amenity space. The proposed extension is to project 3m from the rear elevation which will consume the majority of the current amenity space to the western end of the site. However, private amenity space exists to the south of the dwelling and this will not be impacted upon by the proposed development. Given the modest size of the garden area to the south, the proposed development is not considered to have any perceived detrimental impact on the loss of amenity space and therefore will ensure sufficient garden space is retained.

## **8. Conclusion**

8.1 As outlined above the proposal is deemed to be in accord with Policies 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. The application 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. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans:

- Appleton-1-Planning

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

**RELEVANT POLICY**

NPPF	National Planning Policy Framework
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:**

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