

**Application Number** 07/2021/01251/HOH

**Address** 5 Danes Drive  
Walton-Le-Dale  
Preston  
Lancashire  
PR5 4UG

**Applicant** Mr Andrew Daniels

**Development** First floor side extension and single storey rear extension following the demolition of existing conservatory

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

Date application valid 13.12.2021  
Target Determination Date 07.02.2022  
Extension of Time 04.03.2022



## **1 Introduction**

1.1 This application is presented to Committee because the applicant is a serving Council Officer.

## **2 Report Summary**

2.1 The applicant seeks permission to erect a first-floor side extension and single storey rear extension following the demolition of existing conservatory

2.2 The scheme has been well designed, relates well to both the main dwelling and wider environment, yet the property retains acceptable levels of amenity and parking spaces. The proposal complies with the relevant policies of the South Ribble Local Plan and Residential Extensions Supplementary Planning Document and is recommended for approval subject to conditions.

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

3.1 The application relates to a two-storey detached dwellinghouse located on Danes Drive, Walton-Le-Dale and is within a predominantly residential area. The site is situated within an existing built-up area as defined by Policy B1 in the South Ribble Local Plan

### **4 Site History**

4.1 There is no planning history for this site

### **5. Proposal**

#### **5.1 Description of works**

5.2 The application proposes the erection of a first-floor side extension and single storey rear extension following the demolition of existing conservatory. The side extension will be erected above the existing garage and will project 2.7m for a length of 6.7m with a gable-end roof measuring 5m to eaves and 6.6m in total height. The first-floor element will be set back from the principle elevation by 1m. The remaining roof to the garage will be changed from flat to sloping and will measure 3.2m in height.

5.3 The rear extension will project 3.3m for a width of 4m with a sloping roof measuring 2.2m to eaves and 3.7m in height.

5.4 The construction will be of materials to match the existing property namely; red brick

### **6 Representations**

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

6.2 Five neighbouring properties consulted but representation has not been made.

### **7 Summary of Responses**

7.1 On this occasion consultation was not necessary/required

### **8 Material Considerations**

#### **8.1 Policy Background**

8.2 The site is situated within an Existing Built-Up Areas where Policy B1 in the South Ribble Local Plan is relevant. Development will be permitted within existing built up areas provided the proposal is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents. The proposed development does not result in a loss of off-street parking

5.3 In addition, the South Ribble Residential Design Guidance SPD notes that all extensions shall remain visually subservient to the parent building, should enjoy adequate setbacks to ensure visual subservience, shall not result in an unacceptable loss of light or privacy to neighbouring properties, or have an overbearing or over dominant impact on neighbouring residents.

5.4 The proposal complies with Policy B1 and G17 of the Adopted Local Plan, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy and therefore recommended for approval.

## 9. Relationship to Neighbours

9.1 To the north is no.6 and 8 Danes Drive which are the directly facing properties. The proposed first-floor extension will sit some 21.7m off the closest habitable room windows which meets with the required 21m separation distance as stated within the South Ribble Design SPD. The proposal is separated by the estate road known as Danes Drive.

To the south is no.41 Danesway which is a bungalow set at a right angle to the proposal address. The proposed first-floor extension would sit some 11m off the common boundary and 12.4m off the property itself. There is one window proposed within the rear elevation facing this property; however, this window will serve a bathroom and will therefore, be obscurely glazed. The single storey rear extension will be set some 8.5m off the common boundary and 9.3m off the main dwelling at no.41 and is separated by an existing high hedge. Therefore, any impact the proposal would have upon the residents of no.41 Danesway would be considered negligible.

To the east is no.3 Danes Drive. The proposed first-floor elevation will not be visible to the residents of no.3 Danes Drive. The rear extension would sit some 0.3m off the common boundary with no part of the proposal overhanging onto neighbouring land. There is an existing 1.6m high boundary fence along the common boundary separating the two properties. Therefore, any impact the proposal would have upon the residents of no.3 Danes Drive would be considered negligible.

To the west is no.7 Danes Drive which has had a similar first-floor extension to that proposed. The property itself sits along the common boundary with no.5 Danes Way and 1.3m off the proposed first-floor side extension. The rear extension would sit some 6.1m off the common boundary and is separated by an existing 1.8m high boundary fence. Therefore, any impact upon the residents of no.7 Danes Drive is considered negligible.

## 10. Design

10.1 This development proposal relates well to neighbouring buildings and the extended locality, including a high-quality design with appropriate materials to match the existing dwelling. A similar development has taken place at the neighbouring property of no.7 Danes Drive.

## 11 Parking Arrangements

11.1 The front of the property has more than adequate parking areas for a property of this size. The proposed development does not result in a loss of off-street parking and existing parking is to remain unchanged.

## 12 CONCLUSION

12.1 The scheme has been well designed, relates well to both the main dwelling and wider environment, and the property retains acceptable levels of amenity and parking spaces. The proposal complies with the relevant policies of the South Ribble Local Plan and Residential Extensions Supplementary Planning Document and is recommended for **approval subject to 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 development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg Daniels-1  
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

## **RELEVANT POLICY**

### **National Planning Policy Framework**

### **Central Lancashire Core Strategy**

17 Design of New Buildings

### **South Ribble Local Plan**

B1 Existing Built Up Area

F1 Car Parking

G17 Design Criteria for New Development

### **South Ribble Residential Extensions Supplementary Planning Document**