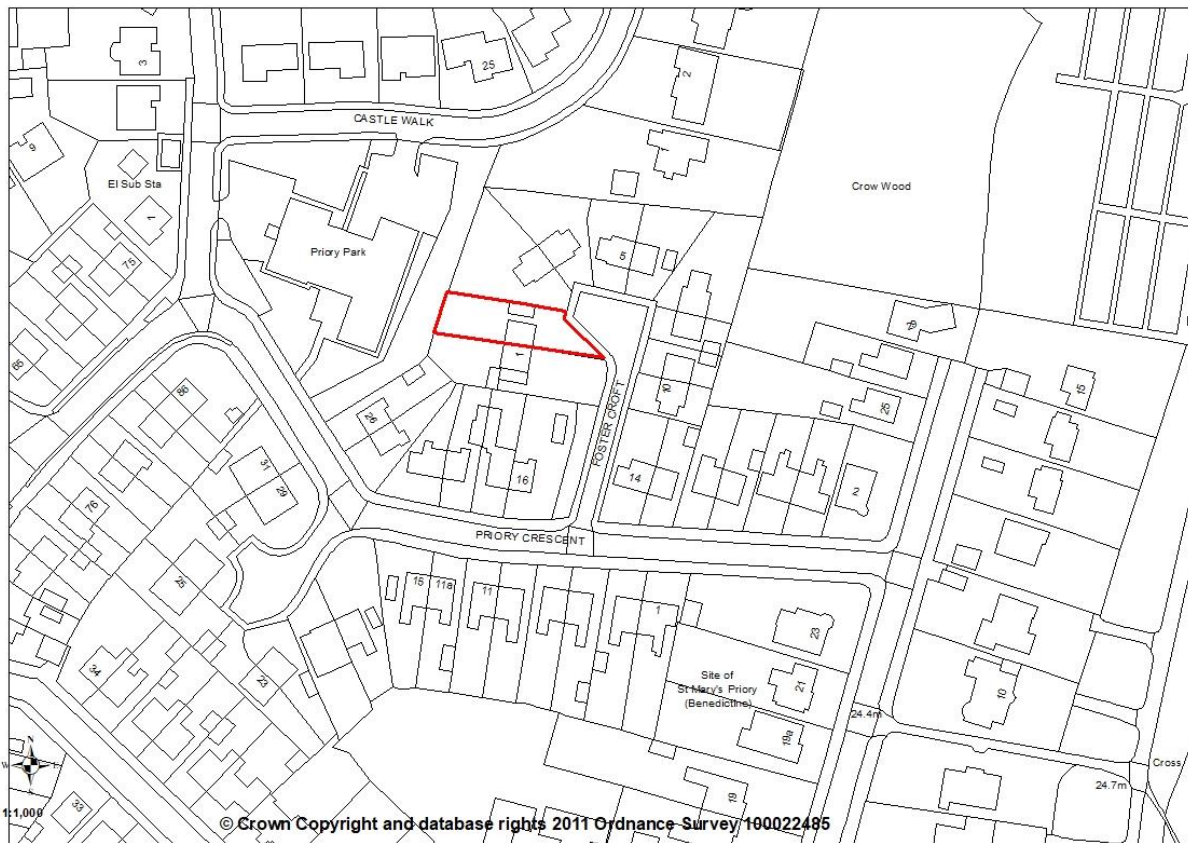


<b>Application Number</b>	07/2021/01287/HOH
<b>Address</b>	2 Foster Croft Penwortham Preston Lancashire PR1 0AN
<b>Applicant</b>	Ms Gaby Forrest
<b>Development</b>	Two-storey side extension
<b>Officer Recommendation</b>	<b>Approval with Conditions</b>
<b>Officer</b>	<b>Rachel Clitheroe</b>
Date application valid	28.02.2022
Target Determination Date	25.04.2022
Extension of Time	09.07.2022



## **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 two-storey side extension.

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 semi-detached dwellinghouse located within a cul-de-sac known as Foster Croft, Penwortham 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 two storey side extension.

5.3 The two-storey side extension will project from the side of the property by 3.5m for a length of 10.3m with a gable ended roof measuring 5.1m to eaves and 7.4m in height.

5.4 The proposal will be set back from the front elevation by 0.75m and set down from the main ridge by 0.24m

5.5 The proposal is to be constructed in materials to match the existing property namely; cream coloured render and matching roof tiles

## **6 Representations**

### **6.1 Summary of Publicity**

6.2 Ten neighbouring properties were consulted on two occasions with one letter of representation being received for the following reasons:

- Loss of light
- Two trees with TPO's in neighbours garden that already block out light
- Proposal is more than half the garden length
- Extension will only be 4ft off boundary line
- Value of property will drop – *this is not a material planning consideration*

## **7 Summary of Responses**

7.1 Lancashire County Council Highways were consulted who raised no objections to the proposal.

## **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

8.3 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.

8.4. Although the proposal is only set back by a small amount, when taking into account the ridge reduction, and end of cul-de sac location, the proposal would not be overtly dominant on either the parent property or streetscene. It incorporates materials to match the main dwelling and neither car parking or amenity space would be compromised. Access to the rear of the property will still be available down the northern side of the property to allow for storage of refuse bins so they aren't visible from the public highway.

### **9. Relationship to Neighbours**

9.1. The South Ribble Residential Design SPD requires a minimum of 21m between facing habitable room windows, and 13m between a habitable room window and facing gable or blank wall

9.2 To the north are no's 8 and 9 Foster Croft which directly face at around 34m across the Foster Croft estate road

9.3. To the west is Priory Park Nursing Home which is set at a lower level to the proposal address with only the roof being visible from the rear garden at no.2 Foster Croft. The proposed two-storey extension would sit some 13.9m off the common boundary and 25.5m off the nursing home itself. There is one window proposed within the rear elevation facing this property, this window will serve a study and is set some 25.5m from the closest habitable room window at the nursing home. Therefore, due to the separation distance it is considered that the proposal would not have a detrimental impact upon the residents of Prior Park Nursing Home.

9.4. To the south is no.1 Foster Croft which is the adjoining semi-detached dwelling. The proposed two-storey extension will not be visible to, or affect the residents of no.1 Foster Croft.

9.5. To the north is no.3 Foster Croft which has and slightly angled relationship with the proposal address. No. 3 has had a similar two-storey side extension to that proposed, and has recently had planning permission granted for a single storey side extension to provide a garage and store that would run along the common boundary. The proposal would be set some 1m off the common boundary and no part will overhang onto neighbouring land.

## **10 CONCLUSION**

10.1 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. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg S-1 (Architecture and Design Services)  
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**  
**POLF1 Car Parking**  
**POLG17 Design Criteria for New Development**