

Application Number 07/2021/01203/HOH

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Applicant Peter and Debbie Jones

Agent

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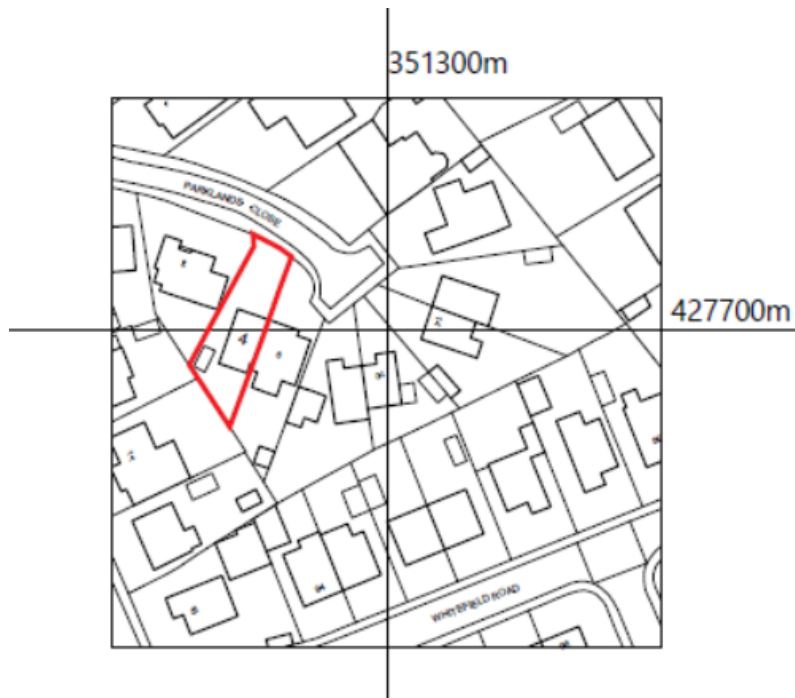
Development Two storey side and single storey rear extension
(amended description)

Officer Recommendation **Refusal**
Officer Name **Emma Sheppard**

Date application valid 22.12.2021

Target Determination Date 16.02.2022

Extension of Time



1. Introduction

1.1 The application is being presented to Committee at the request of Cllrs Watkinson and Flannery.

2. Report Summary

2.1 Planning permission is sought for the erection of a two storey side and single storey front and rear extension to the north-western elevation of the property.

2.2 At the time of writing the Committee Report, one written representation had been received.

2.3 The proposed extension would match the existing materials, providing additional living accommodation at ground floor and enlargement of an existing bedroom and provision of a study to first floor. It became apparent during the course of the application that the extension is to provide additional living accommodation for someone who is terminally ill.

2.4 Due to the nature of the proposal and the relationship with the neighbouring property, no2, this would create an overbearing and oppressive impact upon the amenity of the occupiers.

2.5 The proposal is deemed to fail to comply with policy G17 of the Adopted Local Plan 2012-2026, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy due to adverse impact upon the neighbours amenity. Therefore, the application is recommended for refusal.

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 on the south-western side of Parklands Avenue, a small residential cul-de-sac within the settlement of Penwortham. Given its relationship in the street

scene, the house is set considerably back from the immediate street scene with a large front garden. The adjoining property is of a similar design and has benefitted from a similar extension to that proposed. Beyond the site to the north-west lies a modest two storey dwelling that sits forward in its plot and therefore significantly forward of the application property. It is also to be noted that the common boundary to the north west does not run parallel with the application dwelling.

4. Relevant Planning History

None.

5. Proposal

5.1 The original submission sought permission for a two storey side and two storey rear extension. Due to officer concerns, amended plans were received, however, the full concerns were not addressed. The agent was made aware but asked for the application to be determined based on the amended plans.

5.3 The amendment relates solely to the removal of the first floor element of the rear extension which would therefore render a two storey side, single storey front and single storey rear element. The extension is to provide an extended open plan kitchen area; storage and utility at ground floor and an extended bedroom and study at first floor.

5.3 The two storey side element is to project 2.3m from the original side elevation. This proposes to run to a depth of 5.9m. At this point, the side element is to project a further 0.6m and will run to a depth of 2.92m. The single storey element is to project 1.9m and extend across the width of the rear elevation tying into an existing single storey rear element. The single storey front element is to project 0.75m from the front elevation and proposes a monopitch roof.

5.4 The two storey side element proposes a pitched roof with gable end elevation, incorporating a drop in ridge height whilst the single storey rear element proposes a monopitch roof to tie into the existing rear element.

6. Representations

6.1 Eight neighbouring properties were notified. Further notification was carried out following the submission of amended plans. One objection was received:

- Loss of light
- Dominant and overbearing extension
- Footprint enlargement of over a third

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 through unsympathetic design or harm to the amenity of neighbouring properties and residential areas.

7.2 Residential amenity

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

7.2.2 Paragraph C1.6 of the SPD states that 'the orientation and size of any proposed extension/alteration should be considered in relation to the sunpath to minimise any overshadowing/loss of daylight to habitable rooms/garden areas of neighbouring properties' whilst C1.7 explains that the assessment of loss of light will only be applied to habitable rooms, and for the purposes of this guidance, non-habitable rooms are classed as follows: hallways, bathrooms/shower rooms, landings and utility rooms.

7.2.3 The neighbouring property, no2, is a detached dwelling sited to the north-west of the application site. This dwelling sits further forward within its plot with a slightly offset relationship with the application property and a boundary that doesn't run parallel with either property. Whilst it is acknowledged that the existing north-western facing gable end of the application property sits in close proximity to the neighbouring property, and, in effect could be argued to create an overbearing impact, the relationship with the neighbour is historic in this regard with the neighbour having chosen to extend the dwelling. Nonetheless, the proposed development would bring the gable ended built-form significantly closer to the common boundary thus exacerbating the current situation.

7.2.4 Given that the boundary does not run parallel with the application dwelling, the proposed development would sit between 0.6m and 1.2m from the common boundary. Despite the submission of amended plans removing the two-storey rear element, given the siting of the proposed development and its design along with the close proximity to the neighbouring dwelling, this would appear overbearing and oppressive when viewed from the orangery, dining room and first floor bedroom window and would therefore have a detrimental impact upon the residential amenity of no.2 Parklands Close.

7.2.5 To the east of the site is the adjoining no.6. Given the siting of the proposed development to the opposing end of the application dwelling, there will be no perceived detrimental impact upon the amenity of no6 Parklands Close.

7.2.6 To the south-west of the site lies no11 Parklands Avenue, a two storey detached dwelling. There is no direct interface with the application property due to the offset relationship. The proposed two storey rear element was removed from the proposal with the first floor extension not projecting beyond the existing first floor rear elevation. Further to this, the same is applicable at ground floor with the proposed single storey extension not projecting beyond the existing rear element. Given this, and the relationship with no11, there will be no perceived detrimental impact with regards to privacy, loss of light or an overbearing impact.

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 Paragraph C4.1 states that the side elevation of a property will often provide scope for an extension. In such cases the success of a design, will generally depend upon establishing a good relationship with the style and form of the parent building and the surrounding street scene. In this instance, the two storey side element is to be set back from the front elevation by 1m and project 2.3m from the side elevation. Given the width, this would appear subordinate to the parent property. Further to this, the roof form proposed would complement the existing dwelling with the incorporation of a drop in ridge height to ensure it remains subordinate in this regard.

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 main openings designed to remain in keeping with those already featured within the main dwelling. 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 single storey rear element is to project 1.9m from the rear elevation and will tie into the existing rear element. Whilst the site tapers significantly to the rear, 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.

7.3.7 Paragraph B14.2 relates to refuse storage and emphasises at extensions that fail to provide or retain an external route from a refuse storage area to the refuse pick-up point will not be permitted. Taking the bins through the house for collection is not to be a long-term practical solution. A sufficient gap is to be retained to the common boundary with no2 ensuring no adverse issues in this regard.

7.3.8 In summary, the proposed development, given its modest scale, form and design is considered to complement the existing dwelling. As such the proposal is considered to comply with policy 17 of the Core Strategy, policy G17 of the Local Plan, the guidelines set out in the 'Residential Extensions' SPD and the National Planning Policy Framework.

8. Car parking

8.1 The proposed development will see the enlargement of one bedroom and the creation of a study at first floor. This is large enough to accommodate a bed and therefore could be used as a bedroom. That aside, the property benefits from a modest front garden which could accommodate 3no cars off-street. Therefore, given the off-street parking provision and that there will be increase in overall habitability, there will be no perceived detrimental impact upon car parking/highway safety.

9. Conclusion

9.1 As outlined above the proposal is deemed to fail to comply with policy 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 refusal

RECOMMENDATION:

Refusal.

REASONS FOR REFUSAL:

1. By virtue of its size, scale and siting, and due to the limited separation distance retained, the development is considered to be overbearing and oppressive when viewed from the neighbouring property, no2 Parklands Close, adversely impacting upon residential amenity. It is therefore considered that the proposed development fails to accord with the provisions of Policy 17 of the Core Strategy and policy G17 of the South Ribble Local Plan and the requirements within the Councils SPD 'Residential Extensions.'

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:
