

Application Number 07/2021/01203/HOH

Address 4 Parklands Close
Penwortham
Preston
Lancashire
PR1 0QN

Applicant Peter and Debbie Jones

Agent Mr John Davis Consultants
56A Liverpool Road
Penwortham
Preston
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Development Part single, part two storey side/rear extension
(amended description)

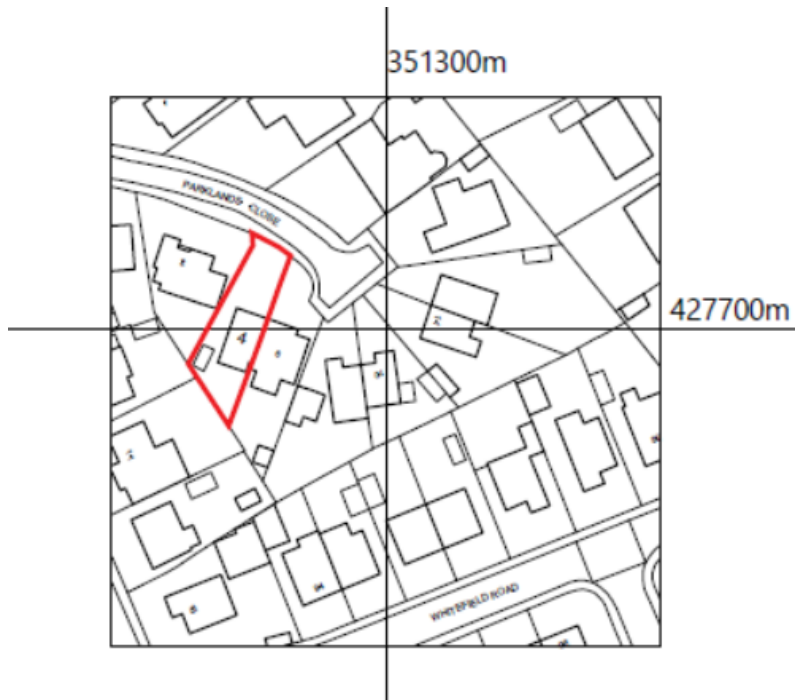
Officer Recommendation **Approval with conditions**

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 following deferral of the last application to allow for further discussions with the agent/applicant.

2. Report Summary

2.1 Planning permission is sought for the erection of a part single storey, part two storey side and rear extension that will wrap around the south-western corner of the property.

2.2 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.

2.3 The application was presented at committee on 28th July where it was deferred to allow for further discussions with the agent and submission of amended plans. A meeting took place towards the end of August with the agent. Amended plans were then received at the end of October. Re-notification was carried out. At the time of writing the Committee Report, one written representation had been received objecting to the application.

2.4 The proposal is deemed 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. Therefore, the application is recommended for approval subject to 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 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 two storey side and single storey rear extension. 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. The amendment related 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. This scheme was recommended for refusal at the Planning committee in July where it was deferred for further discussions with the applicant/agent. A meeting took place at the end of August with submission of formal amended plans in October. The proposed development now seeks permission for a part single storey side, part two storey side/rear extension and a single storey rear extension.

5.2 The single storey side element is to project 2.1m from the original side elevation and proposes to be setback 1.6m from the main front elevation. This proposes to run to a depth of 3.4m. At this point, the side element then becomes a two storey element which projects to the side a further 0.45m and will run to a depth of 4.07m. The two storey element then returns across the rear elevation approximately 5.06m. This element of the proposed development proposes a low ridge height, with a dual pitched roof to the side and a gabled rear elevation.

5.3 The single storey element proposes an overall width of 2.9m, proposes a monopitch roof to tie into the proposed two storey rear element with a gap of 0.6m to the common boundary with no.6 Parklands Close.

6. Representations

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

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

6.2 The same neighbouring properties were notified of the further amended plans on 31st October with one objection received for the same reasons as referenced above.

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 to the side and rear, single storey in nature. The side element relates to an orangery with several narrow windows within its side elevation. There are considered to be secondary windows and not given any weight in affording their protection.

7.2.4 It is to be noted that the Councils SPD states in paragraph C3.1 that, in many cases, two storey or first floor rear extensions, without proper consideration, can result in an overbearing impact on neighbouring properties, particularly in terms of loss of light and/or privacy to habitable rooms and private amenity space. It further states that in the case of first floor and two storey rear extensions, this method of assessment will be assessed on plan with it considered that any proposed extension should not project beyond a 45-degree line drawn from the near edge of the closest ground floor habitable room window on an adjoining/affected property. This design guidance is derived from properties that are predominantly aligned in a similar fashion. The relationship with the neighbour to the west, however, is unique in that the front of the application property aligns with the rear elevation of no.2 In this regard, whilst it is acknowledged the built form will be brought closer to the boundary, strict compliance with the 45 degree code in this regard is not considered essential. Therefore, there is already a staggered relationship and built form that isn't in strict compliance and there are mitigating factors that are considered to make the proposed development acceptable on balance.

7.2.5 The extension has been designed to minimise impact upon the neighbour through implementing a significantly lowered ridge and pitched roof that hips away from the boundary. It is set off the boundary with a gap of between 0.7m and 0.8m retained given that the boundary does not run parallel with the application dwelling. It can also be argued that the proposal will be viewed against the backdrop of the existing dwelling. Further to this, the orientation is such that both the application site and neighbour benefit from south facing gardens and that the proposed development is not considered to exacerbate the existing situation to the degree of there being a substantial harm to warrant refusal.

7.2.6 To the east of the site is the adjoining no.6. The two storey side element is to the opposing end of the application dwelling with the two storey rear element set in 3.5m from

the common boundary. The single storey rear element is to project 1.8m with a gap of 0.6m retained to the boundary ensuring there will be no perceived detrimental impact upon the amenity of no6 Parklands Close.

7.2.7 Paragraph C3.5 of the SPD states that 'due to the increased height and potential for elevated habitable rooms in two storey or first floor rear extensions the local authority is unlikely to approve proposals that have an overlooking distance of less than 21 metres from any proposed facing first floor windows. Further to this, it states that 'additionally any windows located to rear and front facing habitable rooms at first floor proposals should be located a minimum of 10 metres from any facing neighbouring boundary/garden to protect the privacy of any facing private amenity space.

7.2.8 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 and a common boundary that does not run parallel with either property. Given this, the distance to the rear boundary varies between 5m and 10m. The proposed two storey rear element is to project 1.8m beyond the original rear elevation to its south-western corner, at its closest point to the boundary. The two windows at first floor are to serve a study, which is a non-habitable room, and an extended bathroom for which obscure glazing conditions can be imposed to ensure privacy is maintained. Also to note, the neighbours to the rear have not commented on the application.

7.2.9 In summary, the application site is unique with regards to its relationship with both the properties to the west and south. Given the reasons outlined, the proposed development is not considered to exacerbate the existing situation to the degree of there being a substantial harm to warrant refusal.

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 1.6m 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 incorporate a notable drop in ridge height to ensure it remains subordinate in this regard. Whilst it cannot

be contested that the design of the roof is at odds with the main dwelling, there are mitigating factors in this instance which make it acceptable. Firstly, the siting of the dwelling is set considerably back within its plot ensuring limited visual prominence with the built form of no.2 Parklands Close helping to screen the property. Secondly, the extension is to be set back 1.6m from the front elevation, further reducing any visual prominence.

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 1.8m from the rear elevation and will tie into the proposed two storey 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 and driveway which could accommodate 3no cars off-street. Therefore, given the off-street parking provision, there will be no perceived detrimental impact upon car parking/highway safety.

9. Conclusion

9.1 As outlined above, on balance, the amended proposal is deemed 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 approval subject to conditions.

RECOMMENDATION: APPROVE 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:

- DD/2333/3 Site location plan
- DD/2333/1 Existing plans and elevations
- DD/2333/2 Rev F, Proposed plans and elevations as amended and received on 17th October 2022

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