

Application Number 07/2018/2471/HOH

Address 51 Green Hey
Much Hoole
Preston
Lancashire
PR4 4QH

Applicant Mr Mark Hodges

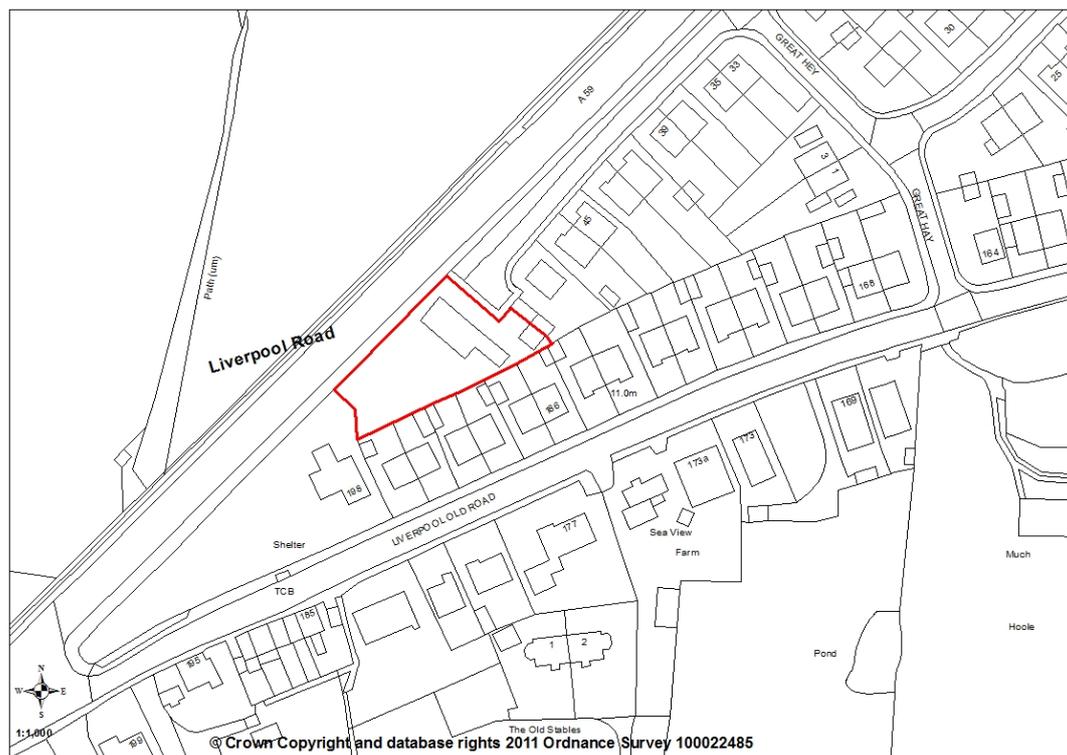
Agent Mr Harry Fowler

323 Gregson Lane
Hoghton
Preston
PFR5 0FD

Development Two storey and single storey rear extensions, porch and single storey extension to front elevation. Replacement detached garage to front and erection of detached outbuilding to form a garden room to rear. Erection of a 2.4m (max) high boundary fence to north western boundary

Officer Recommendation Approval with Conditions
Officer Name Jessica Jarman

Date application valid 19.04.2018
Target Determination Date 14.06.2018
Extension of Time 22.06.2018



1. Introduction

- 1.1. The application is being presented to Committee because the Applicant is an employee of South Ribble Borough Council

2. Report Summary

- 2.1. The proposal within the village of Much Hoole a wholly residential area designated under Policy B1 (Existing Built up Area) of the South Ribble Local Plan.
- 2.2. The residential property is located on Green Hey. To the North West the site borders the A59 Liverpool Road. To the south are residential properties situated along Liverpool Old Road

3. Site and Surrounding Area

- 3.1. The Application property is a detached dwelling located within the residential area of Much Hoole.
- 3.2. To the north of the application site lies the A59 Liverpool Road beyond this is agricultural fields. To the east and south are residential properties.
- 3.3. The site is within land designated as Policy B1 Existing Built Up Area.

4. Planning History

- 4.1. Planning Permission was granted in 1991 for Alterations to Roof and Two Storey Side Extension (07/1991/0125).
- 4.2. Planning permission was granted in 1978 for a Consulting Room, toilet facilities and retiring room with bedroom, bathroom and toilet facilities upstairs (07/1978/0597).
- 4.3. Planning permission was refused in 1976 for a Conversion of existing bungalow into Doctors surgery, waiting room etc (07/1976/0383).
- 4.4. Planning permission was refused in 1976 for 1 in no. detached dwelling (O.A.) (07/1976/0217)

5. Proposal

- 5.1. Planning permission is sought for the following:
- 5.2. The works proposed along the front elevation are a porch and a bay window which would have a rendered finish with cream colour. All windows to the front of the dwelling would have a new stone heads/cills. The proposed bay window would measure 3.78m x 1.2m by a height of 3.7m. The proposed porch would measure 3.78m x 2.9m by a height of 3.7m. The porch front door and frame would be stained hardwood.
- 5.3. A two storey rear extension situated south west of the dwelling. The extension would measure 4.2m x 4.77m by a height of 5.22m to the eaves and a maximum height of 7.05m. The use of the extension would be for a ground floor playroom and to extend an existing bedroom. The extension would be constructed from facing brickwork, black concrete roof tiles to match existing. An aluminium Bi-folding door

in dark oak would be included. The other windows and doors would be constructed from uPVC in dark out.

- 5.4. A single storey rear extension situated south east of the dwelling. The extension would measure 8.9m x 4.77m by a height of 2.46m to the eaves and a maximum height of 3.83m. The use of the extension would be for a lobby and sunroom. The extension would be constructed from facing brickwork and black concrete roof tiles to match existing. An aluminium Bi-folding door in dark oak would be included. The other windows and doors would be constructed from uPVC in dark out.
- 5.5. The replacement of the detached garage. The proposed garage would be situated at the front of the property in the north east corner of the site. The garage would measure 6.94m x 6.42m by a height of 2.4m to the eaves and a maximum height of 3.96m. Following representations received a revised plan has been submitted to change the roof from a pitched roof to a hipped roof. The garage would be constructed by facing brickwork and black concrete roof tiles to match existing works.
- 5.6. Proposed garden room would be situated in the rear garden in the south western corner and would measure 6m x 4m to a height of 2.5m to the eaves and a maximum height of 4m. The garden room would be constructed by facing brickwork and black concrete roof tiles with a bi-folding doors.
- 5.7. A timber fence would be constructed along the western boundary adjacent to Liverpool Road (A59). The fence would measure 1.8m (6ft) from the closest point to Green Hey for 6m in length after this point the fence would raise to 2.4m (8ft.).
- 5.8. Amended Plans requested by Officers to address concerns relating to overlooking from the window Juliette balcony on the two storey extension and the pitched roof on the proposed garage. To summarise, the amendments were as follows:
 - Resubmitted plans to show correct scale
 - Room name correction
 - Added Porch posts on to the Proposed Floor Plan
 - Relocated the Juliette balcony on first floor of the two storey extension from the side elevation facing Liverpool Old Road to the rear of the property
 - Proposed garage roof changed from pitched to hipped
 - Car parking spaces shown on the Proposed Floor Plan

6. Representations

6.1. The application is accompanied by the following:

6.2. Nine neighbouring properties have been notified.

6.3. Letters of objection

6.3.1. Four letters of objections have been received stating the following:

- Outlook will become unacceptably closed

Extensions

- Proximity from the extensions to the neighbouring boundary
- The outlook of the brick wall facing the neighbouring properties
- Concerned for privacy as a result of the two storey extension window on the first floor
- Loss of light

Proposed Garage

- The height of the proposed garage and proximity to the neighbouring boundary
- Loss of light
- The scale of the garage on the plans are incorrect

Porch

- Height and length of the porch along with the garage would be overbearing and create loss of light

6.4. Following submission of a further amendment to plans neighbours were re-notified and any further comments received will be reported on the Committee update sheet.

6.5. Letters of Support

6.5.1. No representations of support have been received.

6.6. Town/Parish Council Response

6.6.1. N/A

6.7. Summary of Responses

6.7.1. Lancashire County Council Highways has no objection.

7. Material Considerations

7.1. Site Allocation

7.2. The site is designated under Policies B1 (Existing Built Up Area) of the South Ribble Local Plan 2012-2026.

7.3. Policy B1 allows for redevelopment in allocated areas provided that proposals would comply with requirements of the local plan relating to access, parking and servicing; would be in keeping with the character and appearance of the area, and would not adversely affect the amenity of nearby residents.

7.4. Policy Background

Additional policy of marked relevance to this proposal is as follows:

7.4.1. National Planning Policy Framework

7.4.2. The NPPF at Para 14: provides a presumption in favour of sustainable development '*which should be seen as a golden thread running through both plan-making and decision taking*', and supports sustainable economic growth to deliver, amongst other things, homes. Given the sites location it is the Officer's view that the site is especially sustainable and that the development accords with the overall principles of the NPPF; in particular:

7.4.3. **Chapter 7: Requiring good design** attaches great importance to the design of the built environment which contributes positively to making better places for people.

7.4.4. Central Lancashire Core Strategy

7.4.4.1. The Core Strategy was adopted at full Council on 18th July 2012, and is therefore a material consideration in the determination of this planning application.

7.4.4.2. **Policy 17: Design of New Buildings** requires new development to take account of the character and appearance of the local area.

7.4.5. *South Ribble Local Plan*

7.4.5.1. In addition to site allocation policies B1 and the following are also pertinent:

7.4.5.2. **Policy F1: Parking Standards** requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.

7.4.5.3. **Policy G17: Design Criteria for New Development** considers design in general terms, and impact of the development upon highways safety, the extended locale and the natural environment.

7.5. *South Ribble Residential Design SPD* discusses design in very specific terms, and whilst more attuned to the Reserved Matters application stage, is relevant with regards to separation with properties beyond the site bounds.

8. Impact of Development on Neighbouring Properties

8.1. Following representations a revised Proposed Floor Plan & Elevations (HF.019.02 Rev. A) has been submitted. As a result the proposed Juliette balcony situated on the first floor of the two storey extension has been relocated from the side overlooking Liverpool Old Road to the rear of the property therefore the window with the Juliette balcony would not overlook the neighbouring properties.

8.2. In addition a revised Existing & Proposed Garage Plan (HF.019.03 Rev A) has been submitted the proposed garage roof has been altered to a hipped roof.

8.3. The closest residential properties are located on Liverpool Old Road situated along the southern boundary.

8.4. The proposed single storey extension would have a lower ridge roof line than the existing dwelling. At the closest point 10m away from the windows of no.190 Liverpool Old Road. There is no windows proposed along the elevation which would front the neighbouring properties as a result there would not be an unacceptable loss of privacy. As a result of the representation received the window with the Juliette balcony situated on the two storey extension has been relocated to the rear of the property.

8.5. Representations have been received with regards to the loss of sunlight. 51 Green Hey is situated north of the properties on Liverpool Old Road therefore the proposal would not affect the loss of daylight as the properties are situated in the south.

8.6. The proposed garage roof has been altered from a pitch to a hip as a result of the representations received therefore this would reduce the mass of the proposed garage on the neighbouring residential properties.

8.7. Representations have been received concerned that the scale of the proposed garage is incorrect on the Site Plans. The plans have been checked and the

dimensions of the existing and proposed garage is correct. OS Map data is not updated when dwellings are altered, the data is only updated when new dwellings are built.

8.8. Whilst it is acknowledged that the works proposed to 51 Green Hey are significant the proposal would not unduly affect the amenities of the neighbouring properties.

9. Design, Character & Appearance

9.1. 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.

9.2. The works proposed to the front of the property would enhance the frontage and character of the area. The proposed rear extensions, garage and garden outbuilding would match the existing and would be inkeeping within the area. The existing access to the rear of the property would not be affected therefore there is adequate space for bins to be stored at the rear of the property. The proposal would be constructed from materials of a similar appearance to the existing dwelling. Therefore the proposal would have a limited impact upon the character of the area and is considered to be acceptable.

9.3. In consideration of the above, local distinctiveness and character of the area have been assessed.

10. Highways Considerations and Parking Arrangements

10.1. LCC Highways have no objections to the proposal.

10.1.1. Parking

10.1.1.1. The Proposed Site Plan (Ref: HF.019.08 Rev.B) demonstrates that four car parking spaces can be provided therefore adequate parking is provided.

11. Conclusion

11.1. 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. Therefore the application is 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 Drawings:

- HF.019.06 Rev.B Location Plan
- HF.019.07 Rev.B Existing Site Plan
- HF.019.08 Rev.B Proposed Site Plan
- HF.019.01 Existing Floor Plan & Elevations
- HF.019.02 Rev.A Proposed Floor Plan & Elevations
- HF.019.03 Rev.A Existing & Proposed Garage
- HF.019.05 Proposed Boundary Fence Detail
- HF.019.04 Proposed Garden Room

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

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:
