

**Application Ref:** 12/01784/HHFUL

**Proposal:** Construction of two storey extension to side and rear of existing dwelling and replacement of existing windows

**Site:** 26 Heath Road, Helpston, Peterborough, PE6 7EG

**Applicant:** Mr & Mrs Kevin Tighe

**Agent:** Kirsten McKelvie  
PDG Architects Ltd

**Site visit:** 30.10.2012

**Case officer:** Mr M A Thomson

**Telephone No.** 01733 453478

**E-Mail:** matt.thomson@peterborough.gov.uk

**Recommendation:** Authority be given to the head of Planning, Transport & Engineering to grant planning permission (with conditions) subject to no objection being received which raises a material planning consideration.

**Reason for Referral:** The applicant is Kevin Tighe, Vivacity's Head of Cultural Services. The Application has been referred to Planning Committee in the interest of transparency.

## **1 Description of the site and surroundings and Summary of the proposal**

### Site Description

The application site is a semi-detached red brick dwelling with a mono-pitch porch to front, a lean to extension to rear and detached brick outbuilding to side. The rear amenity space is proportionate for the size of the dwelling and the plot has the capacity to cater for at least three off-street parking spaces.

The application site is not within the Helpston Conservation Area; however, it is within the settlement boundary as identified under Policy SA3 of the Peterborough Site Allocations DPD (2012).

### Proposal

The Applicant seeks consent to demolish the existing porch and rear extension, and erect a two storey side and rear extension and single storey rear extension. The roof space would also be converted to form a 5th bedroom, which includes the installation of a roof light window.

The proposed extension would create an integral garage, dining room and kitchen and utility room at ground floor with two additional bedrooms at first floor.

The proposed single storey rear element would be 4.6m (deep) x 9.8m (wide) with a height of 2.3m to eaves and 3.9m to the highest point of the roof.

The two storey side and rear extension would have a maximum floor area of 7.3m x 5.8m and proposes to stand at 5m to eaves and 7.6m to ridge.

The proposed extensions would utilise matching materials. The existing UPVC windows would be replaced with timber (opaque stained).

## Consultations

The consultation period ends on 23<sup>rd</sup> December 2012.

## **2 Planning History**

No relevant planning history

## **3 Planning Policy**

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

### **National Planning Policy Framework (2012)**

#### **Section 7 - Good Design**

Development should add to the overall quality of the area; respond to local character; and create environments which are visually attractive. Planning permission should be refused for development of poor design.

#### **Peterborough Core Strategy DPD (2011)**

##### **CS16 - Urban Design and the Public Realm**

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

##### **CS21 - Biodiversity and Geological Conservation**

Development should conserve and enhance biodiversity/ geological interests unless no alternative sites are available and there are demonstrable reasons for the development.

#### **Peterborough Site Allocations DPD (2012)**

##### **SA04 - Village Envelopes**

These are identified on the proposals map. Land outside of the village envelope is defined as open countryside.

#### **Peterborough Planning Policies DPD (Submission Version 2012)**

Whilst this document is not yet adopted, it is at an advanced stage of preparation having been found 'sound' subject to amendment by an Inspector of the Secretary of State. In accordance with the National Planning Policy Framework (paragraph 216), considerable weight can be given to the policies contained within the document in decision-making.

##### **PP01 - Presumption in Favour of Sustainable Development**

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

##### **PP02 - Design Quality**

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

##### **PP03 - Impacts of New Development**

Permission will not be granted for development which would result in an unacceptable loss of

privacy, daylight, opportunities for crime and disorder, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution.

#### **PP13 - Parking Standards**

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

#### **PP16 - The Landscaping and Biodiversity Implications of Development**

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

### **Peterborough Local Plan (First Replacement) (2005)**

#### **T10 - Car and Cycle Parking Requirements (Outside of the City Centre)**

Parking should be provided in accordance with the identified standards.

## **4 Consultations/Representations**

### **Parish Council**

At the time of writing this report, no comments have been received.

### **Wildlife Officer**

At the time of writing this report, no comments have been received.

### **The Woodland Trust**

At the time of writing this report, no comments have been received.

### **Forestry Commission**

At the time of writing this report, no comments have been received.

### **Welland & Deeping Internal Drainage Board**

At the time of writing this report, no comments have been received.

### **Landscape Officer**

At the time of writing this report, no comments have been received.

### **Local Residents/Interested Parties**

Initial consultations: 3

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

At the time of writing this report no responses have been received. Neighbour consultation expires on 23.12.2012.

## **5 Assessment of the planning issues**

### **Design and Layout**

The proposed two storey side and rear extension would utilise a hipped roof design and would be constructed out of matching materials. Whilst the proposed two storey side and rear extension would effectively create a new element, the extension would achieve a subservient appearance as it would be set down below the ridge and eaves level of the host building. Given the fact that the host building is set back 16 metres from Heath Road, the two storey element would not detract from the character or appearance of the street scene, or have an unacceptably adverse impact of the setting of the original building. Further, given the sympathetic design of the two storey element and its set back from Heath Road, it is not considered that the proposal would have an

unacceptable impact on the symmetry of the pair of semi-detached dwellings.

The single storey rear element would project 4.6 metres from the original rear of the dwelling. It would utilise a mono-pitch roof design and would be constructed out of matching materials. Whilst this element would be large, the proposal is not considered to detract from the original character or shape of the host building, and would retain a sufficient and proportionate amount of garden to serve future occupiers.

The proposal would not result in an unacceptably adverse impact on the character or appearance of the host building or street scene, and accords with Policy CS16 of the Peterborough Core Strategy DPD (2011), NPPF (2012) and PP02 of the Peterborough Policies DPD (Submission Version incorporating the modifications recommended by the Inspector).

#### Neighbour Amenity

At the time of writing this report no objections have been received.

The adjoined neighbour, No. 28 Heath Road, has a single storey rear extension which projects 2.8m from the original rear wall and utilises a mono-pitch roof. The proposed single storey rear extension would project 4.6m from the original rear wall, would utilise a mono-pitch roof and would stand at 3.9m to highest point. Given that the proposed extension would project only 1.8m further than the neighbours single storey extension, and considering dividing boundary treatment, the proposal is not considered to form an overbearing feature that would have an unacceptably adverse impact with respect to loss of light, privacy or outlook.

With respect to the two storey rear element, this element would project 1.9m from the original rear wall and would be set in 3 metres from the shared boundary with No. 28. Implementing the 45 degree rule from first floor windows of No.28 Heath Road, the proposal would not have an unacceptably adverse impact with respect to loss of light, outlook or privacy.

With respect to No.24, a detached chalet bungalow, there are no facing windows and the plots are separated by a 2m high hedge. Given the juxtaposition of the two storey extension it is not considered that the proposal would result in an overbearing structure that would create an unacceptably adverse loss of light, privacy or outlook. The single storey element would not affect the amenity of No. 24.

The proposal is not considered to result in an unacceptably adverse impact to neighbour amenity, and would accord with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP03 of the Peterborough Policies DPD (Submission Version incorporating the modifications recommended by the Inspector).

#### Protected Species

As the application site is pre 1960 and is located within 200 metres of a woodland, the site has potential for bats, badgers and nesting birds.

At the time of writing this report no formal comments have been received by the Wildlife Officer, however the Wildlife Officer has orally responded advising the need for an internal survey of the roof space for bats, and that measures should be put in place for the protection of badgers during construction. The need for further information has been forwarded to the agent and the measures requested by the Wildlife Officer could be achieved through a suitably worded condition.

Subject to the outcome of an ecological survey and no issues found which could not otherwise be mitigated, the proposal would accord with Policy CS21 of the Peterborough Core Strategy DPD (2011) and PP16 of the Peterborough Policies DPD (Submission Version incorporating the modifications recommended by the Inspector).

#### Access and Parking

As a result of the proposal the scheme would create a 5 bed dwelling. With respect to PP13 of the

Peterborough Policies DPD three off-street parking spaces are required. The site can accommodate three off-street parking spaces therefore the proposal is not considered to constitute a Highway safety hazard. The proposal accords with T10 of the Peterborough Local Plan (First Replacement) (2005) and PP13 of the Peterborough Policies DPD (Submission Version incorporating the modifications recommended by the Inspector).

## **6 Conclusions**

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- the design of the extension would not result in an unacceptable adverse impact on the appearance of the dwelling or visual amenity of the street scene;
- the design of the extension would not result in an unacceptable adverse impact on neighbouring amenity;
- the proposal would not result in a highway safety hazard and can accommodate sufficient off street parking;
- subject to conditions the proposal would not impact on protected species.

Hence the proposal accords with Policies CS16 and CS21 of the Peterborough Core Strategy (2011), Policy T10 of the Peterborough Local Plan (First Replacement) (2005), the NPPF (2012) and Policies PP1, PP2, PP3, PP13 and PP16 of the Peterborough Policies DPD (Submission Version incorporating the modifications recommended by the Inspector following examination)

## **7 Recommendation**

That the Head of PT & E be authorised to **GRANT** planning permission subject to no objections being received that raise a material planning consideration, and subject to the following conditions

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

- C 3 Prior to commencement of development a method statement indicating measures to protect bats, badgers and other protected species shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these measures shall be implemented in accordance with the approved details, to the satisfaction of the Local Planning Authority.

Reason: In the interest of enhancing biodiversity of the site and to accord with Policy CS21 of the Peterborough Core Strategy DPD (2011) and PP16 of the Peterborough Policies DPD (Submission Version incorporating the modifications recommended by the Inspector following examination).

Copies to Councillor D Over

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