

Application Ref: 14/01036/HHFUL

Proposal: Proposed one and two storey side and rear extensions. - Revised application 2

Site: 14 Woodbyth Road, Peterborough, PE1 3PE,
Applicant: Mr Z Iqbal

Agent: Mr N P Branston mrics
 Branston Assoc.

Referred by: **Cllr Peach**

Reason: Applicant and family require the additional space.

Site visit: 24/07/2014

Case officer: Mr S Falco
Telephone No. 01733 454408
E-Mail: sam.falco@peterborough.gov.uk

Recommendation: **REFUSE**

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

Site Description:

The site is located at the end of the residential cul de sac Woodbyth Road, and as such occupies a very prominent position within the streetscene. The dwelling is a well-proportioned, detached 2 storey 1940's/1950's property, built in red LBC rustic brick and dark red plain tile roof. The property has a single storey side flat roof former garage building, which has been converted into living accommodation. Car parking is accommodated on site in the hardstanding area on the property frontage.

Proposal:

Planning permission was granted in July 2011 under planning reference 11/00736/FUL for single and two storey side and rear extensions. This extension was never built and this planning permission has now lapsed.

This current revised proposal, proposes a large 2 storey L-shaped wrap around extension to the side and rear of the property, with a small single storey section adjacent to the boundary with No.9 at the rear.

The proposed side extension is positioned approximately 1.2m back from the front elevation of the property, with a 3.6m width for a depth of 6.7m and then a 5.2m width for a further 4m depth. Providing an overall length of approximately 11m for the two storey side extension. The wider 5.2m part of the extension, extends beyond the existing rear elevation of the property.

The 2 storey rear part of the extension, which wraps around from the side of the property, extends 4m beyond the rear wall of the property and has a width of 8.2m. For the remaining 3.4m wide section of the rear extension, adjacent to the boundary with No.9, the extension has both a single and two storey element. The two storey extension projects 2.3m out from the rear wall of the property and the single storey extension projects 4m out from the rear wall.

The main changes to the previous approval is the addition of a larger two storey element at both the side and rear, replacing extensions at both the side and rear that were previously approved as

single storey.

2 Planning History

Reference	Proposal	Decision	Date
11/00736/FUL	Proposed one and two storey side and rear extensions	Permitted	19/07/2011
11/01990/HHFUL	Proposed one and two storey side and rear extensions - revised application	Refused	06/02/2012

3 Planning Policy

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

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.

Peterborough Planning Policies DPD (2012)

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

4 Consultations/Representations

Victoria Park Residents Association

No comments received

Local Residents/Interested Parties

Initial consultations: 12

Total number of responses: 1

Total number of objections: 0

Total number in support: 1

Neighbour Representation from Occupiers of 12 Woodbyth Road:

No Objections to the current proposals.

We feel that the plans improve the property and will enhance the appearance of the whole of Woodbyth Road.

Cllr John Peach Representation and Call-In:

The applicant has had a number of meetings with planners in an effort to get an acceptable design, after a lot of work with his designer we feel a good design has been submitted. It is acceptable with both his neighbours and would not affect residential amenity in the street.

5 Assessment of the planning issues

a) **Background Information:**

The applicant has submitted 2no previous planning applications for similar extensions to the property since 2011. The first application was for 2 storey side and rear extensions, planning reference 11/00736/FUL, and this was granted planning permission in July 2011 after amendments were negotiated to achieve an acceptable scheme.

6 months after this planning permission was approved, a subsequent planning application for a two storey, side and rear extension was refused, under planning application reference 11/01990/HHFUL. This was on the grounds that the previously approved extension was the absolute maximum size of extension, that Officers considered could be acceptably accommodated on this site, without detriment to the site and surrounding area. This larger refused scheme was considered to be both out of scale and harmful to the character and appearance of the property and also detrimental to residential amenity of neighbouring sites by way of its overbearing and overshadowing impact. The applicant at the time, chose not to appeal this refusal of planning permission.

This current application is the third application for a predominately 2 storey side and rear extension to the property, and is larger in size than both the two previous applications. This time in addition to the accommodation previously approved, some of side and rear sections of the extension which were previously restricted to be single storey accommodation in the approved consent, are now proposed to be 2 storey.

Cllr Peach has referred the application to Planning and Environmental Protection Committee, on the grounds that the family are in need of more space, due to the need to accommodate the applicant's elderly parents.

b) **Character and Appearance:**

The host dwelling is located in a very prominent position in the streetscene, at the end of the street, facing Dogsthorpe Road. Due to this highly prominent positioning within the street, it is extremely important that any proposed extension to the property is appropriately sited and designed, to reflect the scale and character of the main property and to ensure that it would not result in any adverse visual impact on surrounding streetscene.

The original proposal, permitted under application ref: 11/00736/FUL was a single 3.6m wide 2 storey side extension, which wrapped itself around the rear of the property with a 2.3m projection off the rear boundary, with a simple lean to single storey extension which projected 1.7m beyond this. This achieved an acceptable additional width to the property, that was proportionate to the host dwelling, and this together with the set back from the property frontage and lower roof height resulted in an acceptable relationship and subservience with the main property.

This current proposal in addition to the 3.6m wide two storey side extension, proposes a second wider 5.2m, 2 storey side extension, positioned towards the rear of the existing property. Whilst this wider 2 storey side extension is set back significantly from the front elevation, it does result in an overall increase in the property from 6.3m to 11.5m. This substantial increase in width and bulk, would be an overdevelopment of the property and one that was not be in keeping with the scale and proportions of the main dwelling, to its visual detriment. As such, it is considered the proposed two storey extension would appear visually incongruous on the property, and would result in a harmful unbalanced visual appearance in the streetscene.

The larger two storey rear extension now proposed, whilst not visible from the streetscene, does also add an extremely large bulky and mass to the property, and one which is not considered would respect the scale and proportion of the existing house. It has an overall width of approximately 11.5m, whereas the existing property is only 6.3m wide.

The entire proposal is more than doubling the footprint of the existing property in a way that does not reflect and respect the character of the property or that of the wider area and as such is not in accordance with policy CS16 of the Peterborough Core Strategy DPD 2011 and PP02 of the Peterborough Planning Policies DPD 2012.

c) Residential Amenity:

The proposed increase in size of the previously approved 2 storey side and rear extensions, projecting 4m instead of the previously approved 2.3m is considered to form an unacceptable over-bearing and overshadowing impact upon both the adjacent neighbouring properties, No.9 and 12 Woodbyth Road.

Although no.9 is detached from no.14, it is in close proximity and located due north of the proposed extensions. It is deemed that the increase in projection, albeit set off the boundary, will result in an overshadowing and overbearing impact.

No.12 is located to the south of the proposal, however has an entrance door and a number of windows on the north elevation facing the applicants property. The elevation that these windows face is deemed to be large and oppressive due to the 5.5m projection closer to the boundary and the large expanse of brick wall, devoid of detail with very little break in the masonry.

Whilst the applicant's needs for additional accommodation for elderly parents is understood, it is considered that this need could not outweigh the harm that would be caused to the visual appearance of the property in the streetscene and the impact on neighbouring properties, in this instance. It is considered that were the applicant to re-apply for the same extension approved under planning application 11/00736/FUL which would still provide the applicant with a generous 4 bedroom house, that this should still provide generous living accommodation for the family needs. The only accommodation that would be lost as a result of reduction in size of the extension would be the provision of a smaller master bedroom and en-suite facility.

Therefore Officers are still of the view that the maximum size of extension that could acceptably be accommodated on site, without having significant detrimental impact on neighbour amenity, would be that which was proposed under the previous permission Ref: 11/00736/FUL. This current proposal would have a significant impact on neighbour residential amenity in terms of its overbearing and overshadowing impact and would therefore not be in accordance with Policy CS16 of the Peterborough Core Strategy DPD 2011.

d) Highways

The resultant 4 bedroom property would require the provision of two car parking spaces on site in accordance with Policy PP13 of the Adopted Peterborough Planning Policies DPD 2012. Whilst the layout of the two parking spaces on plan 11.006/2 H would not accord with our normal parking requirements, as they cannot be accessed independently of each other and should be positioned side by side and not parallel with the road, there is sufficient space on site to achieve an acceptable parking layout. Therefore as there will remain on site after the proposed extensions sufficient space to accommodate the parking of 2 cars, the proposal is considered to be in accordance with the requirements of Policy PP13

6 Conclusions

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **REFUSED**

- R 1 The proposed two storey side and rear extension is of a scale and size that fails to respect or reflect the size, scale and proportions of the existing property, resulting in visual harm to the character and appearance of the property and the surrounding streetscene. As such, the proposal is considered to be contrary to Policies CS16 of the Peterborough Core Strategy DPD 2011 and PP02 of the Peterborough Planning Policies DPD 2012.
- R 2 The proposed two storey side and rear extension, by virtue of its excessive size and projection at first floor, would result in an unacceptable overshadowing, and overbearing impact on the adjacent sites No's 9 and 12 Woodbyth Road, to the detriment of their residential amenity. The proposal is therefore contrary to Policies CS16 of the Peterborough Core Strategy DPD 2011 and PP02 of the Peterborough Core Strategy DPD 2012.

Copy to Councillors J Shearman and J P Peach

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