

Application Ref: 16/00334/HHFUL

Proposal: Single storey rear extension and a porch to the side elevation

Site: 126 Ainsdale Drive, Werrington, Peterborough, PE4 6RP

Applicant: Mr & Mrs N Galloway

Referred by: Head of Planning Services

Reason: The agent is now a member of staff within Building Regulations

Agent: Mr Tony Pignatiello
M.A.P. Design Services

Site visit: 23.03.2016

Case officer: Mr D Jolley

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Recommendation: **GRANT** subject to relevant conditions

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

Site and surroundings

The application site is a detached two storey dwelling of brick and tile construction in a residential cul de sac location. The application site has an open front garden with space for two vehicles, driveway to the side and detached rear garage. The dwelling has been extended to the rear with a single storey flat roof extension.

Proposal

Permission is sought for a single storey rear extension with monopitch roof, alteration of existing rear extension roof to monopitch roof and porch to the side elevation with monopitch roof.

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.

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.

PP13 - Parking Standards

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

Peterborough Local Plan 2016 to 2036 (Preliminary Draft)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document runs from 15 January to 25 February 2016.

At this preliminary stage the policies cannot be afforded any weight with the exception of the calculation relating to the five year land supply as this is based upon the updated Housing Needs Assessment and sites which have planning permission or which are subject to a current application. Individual policies are not therefore referred to further in this report.

4 Consultations/Representations

Werrington Neighbourhood Council

No comments received

Local Residents/Interested Parties

Initial consultations: 4

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No representations have been received in relation to the proposal.

5 Assessment of the planning issues

The main considerations are;

- The impact of the proposal on the character of the area
- The impact of the proposal on the amenity of the occupiers of neighbouring dwellings

The impact of the proposal on the character of the area

The rear extension will not be visible from the public realm and will have no impact upon the character of the area.

The porch, which will be visible, is 1.2 metres wide. It is relatively deep at 5.28 metres, however this will not be immediately apparent when viewed from the front due to the narrow gap between the porch and the neighbour. The porch is of a simple monopitch design which is appropriate for the host dwelling which is a late 1960's dwelling.

The impact of the proposal on the amenity of the occupiers of neighbouring dwellings

The porch faces a neighbour's blank flank wall but it will not cause overshadowing of the neighbour and will not result in a loss of privacy.

The single storey rear extension will infill a space between the existing single storey flat roof extension and the boundary. The roof will be changed from flat, to a monopitch design. The neighbour to the north east has an extension directly adjacent to the boundary which projects to the same extent as the proposed extension. It is therefore considered that the increased roof

height of the extension will not result in unacceptable levels or overshadowing and will not be overbearing to the occupiers of the neighbouring dwelling.

The neighbour to the south west is staggered 2.0 metres further rearward than the application site dwelling. The result of this is that the rear extension only projects approximately 1.3 metres beyond the rear wall of this neighbour. Due to the infilling of the space adjacent to the boundary and the increase in roof height, the extension will cause a small amount of overshadowing of a kitchen window of the neighbour mid-morning. However the overshadowed window is not the only window serving the kitchen in these dwellings and as such the overshadowing will not be materially harmful to neighbour amenity.

Notwithstanding the above, the single storey rear extension and the alteration of the roof to the existing extension are considered to be permitted development and as such it would not be reasonable for the LPA to refuse this element of the proposal.

Other Matters

The porch will partially block the drive and prevent vehicular access to the garage. However the driveway is substandard in width at 2.4 metres and as such does not count towards existing parking provision. There is ample space to the front of the dwelling for two vehicles. This is compliant with current parking policy PP13.

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 proposal will not unacceptably harm the character of the area, the amenity of the occupiers of neighbouring dwellings or the safety of users of the nearby highway network; in accordance with policy CS16 of the Peterborough Core Strategy (DPD) 2011 and policies PP2, PP3 and PP13 of the Peterborough Planning Policies (DPD) 2012.

7 Recommendation

The case officer recommends that Planning Permission is **GRANTED** 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 development hereby approved shall be carried out in accordance with drawings; Proposed Layouts, Existing and proposed block plans and Sections and constructional details.

Reason: For the avoidance of doubt.

C 3 The materials to be used in the construction of the external surfaces of the extensions 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 Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

Copies to Councillors: Davidson, Fower and Thacker

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