

Application Ref: 16/00861/FUL

Proposal: Proposed extension to 3 shop units - resubmission

Site: 85 Mayors Walk, West Town, Peterborough, PE3 6EY

Applicant: Mr Shokat Ali

Agent: Mr N P Branston

Referred by: Councillor Jamil

Reason: The extension would bring the property in line with neighbouring properties

Site visit: 18.01.2016

Case officer: Miss Louise Lovegrove

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Recommendation: **REFUSE**

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

Site and Surroundings

The application site comprises the former Westwood Public House located at the junction of Mayors Walk, Alderman's Drive and Nicholl's Avenue. The property has been undergoing extensive renovation, extension and conversion to create Class A1 (retail), A2 (professional services), A3 (cafe/restaurant), A4 (drinking establishment) and A5 (hot food takeaway) units at ground floor. The conversion will also create residential units at first and second floors comprising 3 no. 2-bed apartments, 1 no. 3-bed apartment and 1 no. studio apartment. To accommodate this, a two storey side extension to the premises (fronting Alderman's Drive) has been constructed with dormer windows in the roof space. These works were initially unauthorised however they were later regularised through planning permission reference 13/00530/FUL.

The above works have been almost completed however the frontages to the ground floor retail units along Alderman's Drive have not yet been installed.

Parking associated with the property is located to the rear, accessed via an enclosed drive through from Alderman's Drive, situated adjacent to the shared boundary with No.167.

The site is situated within the identified West Town Local Centre with a variety of A1 retail and other main 'town centre' uses. The wider area surrounding this is predominantly residential.

Proposal

The application seeks planning permission for the construction of a single storey front extension to the Alderman's Drive frontage of the property. The proposal would project approximately 2.2 metres towards the public highway and extend to a height of approximately 3.2 metres with a flat roof design.

2 Planning History

Reference	Proposal	Decision	Date
12/01119/FUL	Erection of single storey front extension to public house and external alterations to create shop fronts. Change of use of ground floor to form A1 retail and A5 takeaway units, including the installation of extraction equipment. Change of use of existing hotel rooms, raising the existing public house roof and installation of dormer windows to form three residential dwellings. Erection of first and second floor extension to side to form two residential dwellings. Change of use of garden area to parking, and reinstatement of parking provision at front - part-retrospective.	Refused	22/02/2013
13/00530/FUL	Construction of a single storey front extension and external alterations to create new shop fronts; Change of use of ground floor to form A1 retail and A5 takeaway unit, including the installation of extraction equipment; Change of use of existing hotel rooms and construction of a first and second floor side extension, including the installation of dormer windows, to form 3 no. 2 x bed apartments, 1 no. 3 x bed apartment, 1 no. studio apartment and commercial unit; and change of use of the garden area to provide car parking and reinstatement of parking provision to the front	Permitted	01/07/2013
14/01842/NONMAT	Non-material amendment to planning permission 13/00530/FUL - Construction of a single storey front extension and external alterations to create new shop fronts; Change of use of ground floor to form A1 retail and A5 takeaway unit, including the installation of extraction equipment; Change of use of existing hotel rooms and construction of a first and second floor side extension, including the installation of dormer windows, to form 3 no. 2 x bed apartments, 1 no. 3 x bed apartment, 1 no. studio apartment and commercial unit; and change of use of the garden area to provide car parking and reinstatement of parking provision to the front	Determined	27/10/2014
15/01967/FUL	Proposed extension to 3 shop units	Withdrawn	08/01/2016
16/00042/FUL	Proposed extension to 3 shop units - resubmission	Withdrawn	23/03/2016

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; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design.

Peterborough Core Strategy DPD (2011)

CS14 - Transport

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

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.

PP11A - (a) Shop Frontages (including signage)

Permission will only be granted if the design is sympathetic, it would not harm the character and appearance of the street and advertisements are incorporated as an integral part of the design.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

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

PCC Transport & Engineering Services (31.05.16)

No objections - The proposal shall have no impact upon the adjacent public highway.

Building Control Manager (01.06.16)

Building Regulations approval required. Part M relating to disabled requirements also applicable. Elevations appear to show steps to front entrances. An accessible WC will be required in each unit.

Local Residents/Interested Parties

Initial consultations: 10

Total number of responses: 0

Total number of objections: 0

Total number in support: 1

No neighbour/public representations have been received.

Councillor Jamil

I believe the plans as they are now would bring the building in line with the neighbouring houses.

I believe that the work on this building has been ongoing for years and would like to see an end to the building works as the barriers around the building are an eye sore.

5 Assessment of the planning issues

The main considerations are:

- Design and impact upon the character and appearance of the surrounding area
- Neighbour amenity
- Parking, access and highway implications

a) Design and impact upon the character and appearance of the surrounding area

It is noted that the application property is not a designated heritage asset or contained within the City Council's list of 'Buildings of Local Importance' however, it is considered that it is a building of local prominence occupying a key position at the junction of Mayors Walk, Alderman's Drive and Nicholl's Avenue. The building is of unique design, demonstrating many of the key architectural features of its period, and appears as a building of stature within the streetscene.

Following the earlier unauthorised works to the building, Officers undertook extensive discussions with the applicant in order to achieve a final scheme which respected the character and appearance of the original building, and reflected the built form of the locality. Planning permission reference 13/00530/FUL, which has been almost completed, represents the scheme which was agreed with Officers (approved by Members of the Committee). The approved plans allowed for a large two storey extension to the Alderman's Drive frontage and smaller single storey extensions to the corner and Mayors Walk elevations. With regards to the Alderman's Drive frontage, it was a requirement that the front elevation be set back from the remaining bulk of the building to respect the original subservience of this part of the building prior to development. In setting this elevation back, it draws greater attention and gives more prominence to the remaining mass of the building which contains the historic features of the former Public House.

The current proposal seeks to construct a single storey front extension to the Alderman's Drive frontage. This would extend to a depth of approximately 2.2 metres which would bring the ground floor to be in line with the building line of the remainder of the building. The proposal is of flat roof design and would only extend to the width of the approved shop frontages,

therefore it would not extend the existing driveway into the rear car park. Whilst it is noted that the flat roof design would mirror those front extensions which have already been approved, it is considered that it would detract from the overall composition of the building. It would reduce the subservience of the Alderman's Drive frontage and appear an incongruous feature within the streetscene. The width of the proposed extension is far larger than those which have already been constructed on the property and of greater depth. This would be at odds with the locality.

On this basis, it is considered that the proposal would result in an unacceptable impact upon the character, appearance and visual amenity of the streetscene which is contrary to Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

b) Neighbour amenity

As detailed above, the proposal would not extend across the existing vehicular access which lies adjacent to the shared boundary with No.167 Alderman's Drive. Accordingly, the proposal would be sited approximately 3 metres from the adjacent residential dwelling. It is considered that this distance is sufficient so as to prevent an unacceptably overbearing impact or loss of natural daylight to primary habitable windows. Accordingly, the proposal would not result in any unacceptable impact to the amenities of neighbouring occupants, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

c) Parking, access and highway implications

The Local Highway Authority (LHA) has not raised any objections to the proposal. The proposed front extension would be set back from the back edge of the public highway and therefore would have no detrimental impact. Furthermore, it would be set back a sufficient distance to ensure that the pedestrian visibility splay to the existing vehicular access (2 metres x 2 metres) would be maintained. This will still allow users of the access to see oncoming pedestrians before entering the public highway.

With regards to parking provision, it is noted that the proposal would increase the amount of A1/A2/A3/A4/A5 floorspace which would generally require additional on-site parking provision. However, as the application site is located within the identified Local Centre, there is no requirement for additional parking to be provided. Furthermore, the additional floorspace would not materially alter the impact arising from the development which was previously permitted.

In light of the above, the proposal would not result in any unacceptable impact to the safety of the surrounding public highway network, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

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** for the following reason:

- R 1 The proposed single storey front extension, by virtue of its flat roof design, size and siting, would detract from the overall composition of the host building. The proposal would reduce

the subservience of the two storey extension to the main bulk of the property and fails to respect or reflect the architectural features and character of the building. Given the prominent position of the site within the streetscene, and its unique design within the locality which affords the property stature, the proposal would result in unacceptable harm to the character, appearance and visual amenity of the area. This is contrary to Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

Copies to Councillors: M. Hussain, A. Iqbal, M. Jamil