

Application Ref: 16/02260/HHFUL
Proposal: Ground floor rear extension
Site: 16 Fairfield Road, Fletton, Peterborough, PE2 8BD
Applicant: Mr Marco Poli
Agent: Mr Tony Pignatiello
M.A.P. Design Services
Referred by: Head of Planning
Reason: The agent is an employee of the Council
Site visit: 03.01.2017
Case officer: Miss Sundas Shaban
Telephone No. 01733 453504
E-Mail: sundas.shaban@peterborough.gov.uk
Recommendation: **GRANT** subject to relevant conditions

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

Site description

The application site comprises a two storey semi-detached property located in a residential area. The property is red brick built and is rendered on the front elevation. It benefits from a large garden to the rear and a driveway to the front with parking for one vehicle. There is a mixture of bungalows, detached, semi-detached and terraced properties within the streetscene.

Proposal

The application seeks planning permission for a ground floor extension to the rear of the property. The extension would measure 4m x 6.5m and have a mono-pitched roof standing at approximately 3.5m in height (2.4m to the eaves). The materials of the proposed extension would match those used in the construction of the existing dwelling.

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.

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 ran from December 2016 until 9 February 2017.

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

Local Residents/Interested Parties

Initial consultations: 8

Total number of responses: 1

Total number of objections: 1

Total number in support: 0

One letter of objection has been received from the immediately adjoining neighbour to the north (no.14) on the basis of overshadowing and overbearing impact and that the extension would dramatically reduce all natural daylight coming into their kitchen and bathroom.

5 Assessment of the planning issues

Design and impact on the character of the area

The size and design of the proposed extension is considered to be proportionate and subordinate to the host dwelling and respects the character of the area. The materials of the proposed extension would match those of the existing dwelling and would not therefore appear disproportionate or incongruous to the host dwelling. Due to the proposed extension being at the rear of the property, it would not be visible from the street and therefore there is no impact on the streetscene. On this basis, the proposal would not result in any unacceptable impact upon the character, appearance or visual amenity of the surrounding area and is therefore in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

Neighbour amenity

The proposed rear extension would extend 4m from the existing rear wall. It would measure 2.4m to the eaves with a maximum height of 3.5m.

With regard to no.18, the attached neighbour to the south, the extension would only be located 1m beyond the rear elevation of the property. The roof would be mon-pitched therefore the highest visible part to no.18 would only stand at 2.7m and go down to 2.4m. The highest part would only be 0.7m higher than a boundary fence which can be erected under permitted development. In addition the sun passes east-south-west and as the application site is due north, there will be very little shadowing. It is not therefore considered that the proposal would have any overbearing impact or any adverse impact upon the daylight and sunlight.

With regard to the detached neighbour to the north, no.14, the extension would only project by 1.8m beyond the rear elevation of the property. The proposal would be situated approximately 1.2m from the shared boundary of no.14.

The neighbour to the north (no.14) has objected to the proposal on grounds that the extension would be overbearing and cause overshadowing and dramatically reduce all natural daylight coming into their kitchen and bathroom. Given the projection of the extension (1.8m) and the separation distance (2.4m) between the two properties the impact is considered to be minimal and acceptable. The application property sits due south. The sun is at its more or less highest when due south so minimal shadowing will be result. On this basis, it is considered that the level of impact on no.14 would be within acceptable limits. The application could not therefore be resisted on this basis.

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 plans and specifically:

- the proposed extension would not unacceptably harm the character or appearance of the host building or street scene, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).
- the proposed extension would not unacceptably harm the amenity of adjoining neighbours, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 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 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 Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location plan
- Existing floor, elevations and block plan - 001
- Sections - 003
- Proposed floor, elevations and block plan - 002

Reason: For the avoidance of doubt and in the interests of proper planning.

Copies to Councillors: Alan Clark, James Lillis and John Whitby

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