

Application Ref: 17/02255/HHFUL

Proposal: First floor front and side extension

Site: 40 Farleigh Fields, Orton Wistow, Peterborough, PE2 6YB
Applicant: Stuart Cleworth

Called In by: Cllr Stokes
Call in reason: Overdevelopment of the site and overshadowing neighbours

Agent: n/a
Site visit: 04.01.2018

Case officer: Mr D Jolley
Telephone No. 01733 453414
E-Mail: david.jolley@peterborough.gov.uk

Recommendation: **GRANT** subject to relevant conditions

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

Site and surroundings

The site is a two storey detached dwelling of brick and tile construction in a residential cul de sac location. The dwelling has an attached double garage to the front of the property, open front garden and fully enclosed rear garden. The property has been extended to the rear with a small single storey extension.

Proposal

Permission is sought for a 1st floor front extension, to form en suite.

2 Planning History

Reference	Proposal	Decision	Date
08/00822/FUL	Single storey rear extension. Demolition of double garage and erection of a first floor front extension and single storey extension linking to a new double garage	Permitted	12/08/2008
14/02039/HHFUL	Single storey extension to rear - retrospective	Refused	09/01/2015

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

Orton Waterville Parish Council

No comments received

Local Residents/Interested Parties

Initial consultations: 4

Total number of responses: 1

Total number of objections: 1

Total number in support: 0

A single objection has been received in relation to the proposal stating;

Gross over-development of the site and the loss of amenities to my property.

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 proposal is for a small 1st floor front extension above a double garage, measuring 2.2 metres deep by 3.5 metres wide. The ridge height of the extension is 40cm below that of the host dwelling. This results in a slightly contrived appearance and it may have been preferable to not make this element subservient. However the overall appearance is acceptable and the dwelling is not prominent within the streetscene, being located at the bottom of a cul de sac.

As a 1st floor extension the development does not result in the loss of any garden area. Officers do not agree with the objection stating gross overdevelopment of the plot. From the point of view of an increase in the footprint of the development.

In light of the above it is considered that the proposal will not unacceptably harm the character of the area.

The impact of the proposal on the amenity of the occupiers of neighbouring dwellings The application site has neighbouring dwellings located north, south and west. The dwelling is located a minimum of 20 metres from the dwelling located to the south and no windows will face south. In light of this separation and the favourable orientation it is considered that the proposal will have no impact upon the amenity of the occupiers located to south.

The extension will be located approximately 9.0 metres from the neighbour to the west, this is an ample separation distance and the extension will not overshadow this neighbour of be overbearing. No windows face west and as such there shall be no loss of privacy.

The neighbour to the north, 30 Farleigh Fields, has objected to the proposal on the grounds of overshadowing and overdevelopment of the plot. The boundary of the neighbouring property is located approximately 7.5 metres from the extension, at this distance it is considered that the small extension will not materially overshadow the neighbours amenity space or primary habitable rooms. The window, which is likely to be obscure glazed for privacy sake will not permit unacceptable overlooking of the amenity space or habitable rooms of 30 Farleigh Fields. The proposed extension won't be visible from any windows from any windows of the neighbouring property.

In light of the above it is considered that the proposal will have no impact upon the amenity of the occupiers of neighbouring dwellings.

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 proposed extension by way of its design, appearance, size or form, will not unacceptably harm the character of the area or the amenity of the occupiers of neighbouring dwellings; in accordance with policy CS16 of the Peterborough Core Strategy (DPD) 2011 and policies PP2 and 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 development shall be carried out in accordance with drawings; ES-06 and ES-08.

Reason: For the avoidance of doubt.

C 3 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).

Copies to Councillors: Kim Aitken. Gavin Elsey. June Stokes