

Application Ref: 21/00032/HHFUL

Proposal: Proposed two storey rear extension and internal works

Site: 21 Normangate, Ailsworth, Peterborough, PE5 7BF
Applicant: Mrs E Hill

Agent: Mr Wayne Farrar
A&S Designs

Referred by: **Head of Planning Services**
Reason: **The applicant is the spouse of an Assistant Director**

Site visit: 25.02.2021

Case officer: Susan Shenston
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Recommendation: **GRANT** subject to relevant conditions

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

Site and Surrounding

The application site is a three storey detached dwelling located in a residential cul-de-sac. There is a garage to the east of the dwelling with space in front for parked vehicles and a garden to the rear of the dwellinghouse. It is located within a modern estate constructed at the southern edge of Ailsworth comprising of two or three storey semi-detached and detached dwellings. It is bounded on either side and to the rear by the adjacent residential properties on Normangate. On the opposite side of the road from the site are the further residential houses of Normangate. It is outside the Conservation Area.

Proposal

Permission is sought for a two storey rear extension constructed to the side of and above an existing single storey rear outrigger comprising a kitchen. It would be part single storey and part two storey in height forming a staggered arrangement.

The ground floor rear extension would measure 3m in depth and 4.8m in width. The western end would have a flat roof measuring 3m from ground level with a roof light. The ground floor would accommodate a dining room. Together with the existing single storey kitchen outrigger, it would extend almost across the whole rear elevation. It would not project out from the dwelling any deeper than the existing outrigger.

The first floor rear extension would measure 3m in depth and 6m in width. It would have a hipped roof measuring 7.1m in height to the ridge and 5.6m to the eaves. The first floor would accommodate a bedroom and a bathroom with one window to serve each room. It would be situated partly above the existing kitchen outrigger and partly above the proposed ground floor extension. It would extend across two-thirds of the rear elevation. It would not project out from the dwelling any deeper than the existing outrigger.

The extension would be finished in materials that match those on the existing dwelling with the exception of the aluminium bi-fold doors.

2 Planning History

Reference	Proposal	Decision	Date
06/01072/FUL	Erection of 48 dwellings with garages and carports and associated roads, driveways and pumping station	Permitted	07/11/2006

3 Planning Policy

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

Peterborough Local Plan 2016 to 2036 (2019)

LP13 - Transport

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- 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.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

Ailsworth Neighbourhood Plan (2017-2036) (December 2017)

NHPAIL - Ailsworth Neighbourhood Plan

4 Consultations/Representations

Ailsworth Parish Council (16.03.21)

No objections or concerns.

Local Residents/Interested Parties

Initial consultations: 8

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No representations have been received.

5 Assessment of the planning issues

The main considerations are:

- Design and impact on the character and appearance of the site and the surrounding area
- Neighbour amenity
- Highway safety and parking provision

a) Design and impact to the character and appearance of the site and the surrounding area

The proposed two storey rear extension would be located at the rear elevation of the existing property. The extension would be staggered in arrangement to the side of and above the existing kitchen outrigger.

The original submission proposed a first floor extension measuring 6.5m in width with the bathroom window on the west facing elevation. It was considered that this would be out of keeping with the proportions of the host property and detrimental to the visual character of the site. These concerns were raised with the agent and the applicant agreed to reduce the width of the first floor extension to 6.1m and relocate the bathroom window to the rear elevation. Following this revision the design is considered to be acceptable.

The proposed roof on the first floor rear extension has been designed with a shallow hipped roof. It would be of a different pitch and design to that of the original house which has a very steep dual pitched roof. This is to enable the roof of the first floor extension to be accommodated whilst retaining the existing roof lights in the main roof that serve bedroom accommodation and avoiding an overly tall and dominant roof design to the extension. The design of the roof would be similar to that of the existing single storey outrigger.

The proposed ground floor extension is considered to be of an acceptable size and scale in keeping with the existing property. Whilst a flat roof is proposed it would be screened entirely from the street scene by the existing dwelling and would use matching materials, and therefore would not result in any visual harm.

The siting, scale and design of the proposed extension is considered to be in keeping with the character and appearance of the existing property and in accordance with the Design and Development in Selected Villages Supplementary Planning Document. Therefore, Officers consider that the proposed extension would not result in any unacceptable harm to the character and appearance of the site or surrounding streetscene, in accordance with Policy LP16 of the Peterborough Local Plan (2019) and Policy AH1 in the Ailsworth Neighbourhood Plan (2017).

b) Neighbour amenity

19 Normangate is the neighbouring property to the south east of the application site. No.19 is set back from the front elevation of the application site by approximately 10m and sits at an oblique angle to the application site. The two storey rear extension would be approximately 8m from the side elevation of 19 Normangate. There are no windows to this side elevation of 19 Normangate. As the windows of the first floor extension would not directly overlook 19 Normangate, the proposal is not considered to be unacceptable in privacy terms.

23 Normangate is the neighbouring property to the west of the application site. The proposed ground floor rear extension would be approximately 1m from the boundary. The extension would project 3m outwards from the rear of the existing house. Therefore it is not considered that any unacceptable overbearing or overshadowing impact would result. The side elevation of the first floor rear extension would be approximately 3.8m from the boundary with 23 Normangate and there would be no windows looking directly into their property. Whilst some overshadowing may occur, this would be restricted to the morning only due to the orientation of the properties and it is not considered to have an adverse impact on the neighbour's amenity.

To the south of the application site is 37 Normangate. The two storey rear extension would be approximately 18m from the rear elevation of this property, which is considered to be an acceptable separation distance especially given that it sits at an oblique angle to the application

site. Therefore it is not considered that there would be any adverse overlooking, overbearing or overshadowing impact on this neighbour.

Therefore, it is the view of the Officers that the proposed extension would not have an unacceptable impact on the residential amenity of any surrounding neighbours, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

c) Highway safety and parking provision

Under the Council's adopted car parking standards, two parking spaces are required to serve dwellings with two or more bedrooms. Whilst a bedroom is proposed under this application, internal reconfiguration means that the dwelling will remain a 4-bedroom property. No changes are proposed to the existing parking arrangements, therefore an acceptable car parking provision would remain on site after the proposed development.

On the basis of the above, the proposal is in accordance with Policy LP13 of the Peterborough Local Plan (2019).

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 extensions would not acceptably impact upon the character and appearance of the site or the surrounding streetscene, in accordance with Policy LP16 of the Peterborough Local Plan (2019).
- Neighbours surrounding the application site would retain an acceptable standard of amenity, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- Sufficient parking would remain on site and therefore the proposal would be in accordance with Policy LP13 of the Peterborough Local Plan (2019).

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 two storey rear 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 LP16 of the Peterborough Local Plan (2019).

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

- Location Plan (Drawing Number: 05-RH-20)
- Block Plan (Drawing Number: 06-RH-20)
- Existing Elevations (Drawing Number: 02-RH-20)
- Existing Floor Plans (Drawing Number: 01-RH-20 A)
- Proposed Elevations and Section (Drawing Number: 03-RH-20 D)
- Proposed Ground, First and Second Floor Plans (Drawing Number: 04-RH-20 F)

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

Copies to: Cllr Peter Hiller and Cllr John Holdich OBE

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