

Application Ref: 21/00641/HHFUL

Proposal: Proposed front porch and single storey rear extension

Site: 71 Elmfield Road, Dogsthorpe, Peterborough, PE1 4HA
Applicant: Mr & Mrs R Amin

Agent: Nicola Kerr
 J J & J Hartley

Referred by: **Councillor Ikra Yasin**

Reason: Application does not adversely impact adjacent neighbour.

Site visit: 01.07.2021

Case officer: Mr Asif Ali
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Recommendation: **REFUSE**

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

Site Description

The site is a semi-detached dwelling located on Elmfield Road in a generally residential area with a gravel area to the front which provides off-street parking for the application site. The application dwellinghouse is built in a cream brick with some darker bricks also used, stone quoin corners and double pantiles in a red colour.

The application dwellinghouse has a single storey square bay window on a two storey front facing gable with a two storey stepped back element with a side facing gable end.

The surrounding area consists of different types of dwellinghouse designs as well as material finishes varying from red multi brick properties to buff brick and rendered properties at first floor level. The surrounding areas includes detached, semi-detached and terraced properties.

Proposal

The proposal seeks permission for a front porch and single storey rear extension. The footprint of the proposed front porch measures 1.79m by 1.79m with an eaves height of approximately 2.45m and a total height of approximately 3.70m. The footprint of the single storey rear extension with a flat roof, measures 8.09m by 4.54m and a total height of approximately 3.1m.

Note

The original proposal for the single storey rear extension had a total depth of 7.2m and a total width of 3.8m, however, Officers advised the Applicant that the proposal at the submitted scale would be unacceptable due to adverse neighbour impact by virtue of its size and scale. Nonetheless, the Applicant advised Officers that they wished to proceed on the slightly larger dimensions of 8.09m by 4.54m on which Officers will make their recommendation on.

2 Planning History

Reference	Proposal	Decision	Date
01/01549/FUL	Single storey side extension	Permitted	06/02/2002
P0639/77	Erection of brick garage/store	Permitted	19/09/1977

3 Planning Policy

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

Peterborough Local Plan (2019)

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.

4 Consultations/Representations

Local Residents/Interested Parties

Initial consultations: 5
Total number of responses: 0
Total number of objections: 0
Total number in support: 0

No comments were received during the original and revised neighbour consultation periods.

5 Assessment of the planning issues

The main considerations are:

- Design and character of the site and surrounding area
- Neighbour amenity
- Other

a) Design and character of the site and surrounding area

The front porch extension is of a size and scale that would not adversely impact the character and design of the existing dwellinghouse. Further, the proposal would be built of matching materials and as such would be in keeping with the design of the application site.

The single storey rear extension would not be readily visible within the street scene. Side on views of the single storey rear extension from the street would be screened by the existing dwellinghouse and garage which is set back from the rear elevation of the dwellinghouse. The materials for the extension would also be matching bar the flat roof element, however, it is considered that the proposal would be sympathetic to the design of the existing dwellinghouse.

The site is large enough to accommodate the proposal.

Given the above it is considered that the proposal is in accordance with Policy LP16 of the Peterborough Local Plan (2019).

b) Neighbour amenity

Neighbour amenity is a material consideration on planning applications and must be considered under Policy LP17 even if no comments have been submitted from surrounding neighbouring properties.

To the east of the application site, 69 Elmfield Road has a lightweight glazed extension at the rear of the property located adjacent to the application site. It is used as conservatory and comprises of primary living accommodation. The immediate rear of 69 Elmfield Road leads out to the main garden amenity area.

The extension would be built with a height of 3.1m and as a result of its flat roof design, it would be higher than the existing boundary treatment by over 1m. At the proposed length of 8m, and combined with the existing 'snug' extension, it would have an overall length of 11m. It would result in a long extent of built development along the shared boundary at a height which would have an overbearing impact on the living conditions and main garden area of No.69.

It is therefore considered that the proposal would result in an adverse level of overbearing impact on the current and future occupiers of No.69 not in accordance with Policy LP17 of the Peterborough Local Plan (2019).

To the west of the application site, 73 Elmfield Road is a detached property which has been extended to the rear at both ground and first floor level. The existing garage at the application site is located on the shared boundary with No.73. The existing garage measures around 11m long with a width of 3m. It is considered that given the existing garage building as well as the separation distance from the proposal and the width of the garden of No.73, there will be no adverse impact on the amenity of No.73.

In light of the above it is considered that the proposal would not be in accordance with Policy LP17 of the Peterborough Local Plan (2019).

c) Other

As a point of clarity the proposal has no fall-back position. The largest extension that could be carried out under the permitted development rights for a semi-detached dwelling would measure 6m in depth from the rear of the original dwellinghouse. As the location of the development would extend a previous extension which measures already 3m, the limit of any further extension under permitted rights would be 3m to result in an overall extension of 6m.

During the course of the application the agent raised a previous permission at 73 Elmfield Road (19/00946/HHFUL). This permission allowed a 4m first floor rear extension and a 4m ground floor extension. The first floor extension bought No.73 level with the rear elevation of the application property. Furthermore, the previous permission for No.73 resulted in a ground floor extension which was less than the current proposal and separated by the existing garage on the current application site.

The Agent also raised a previous permission (20/01130/HHFUL) at 53 Elmfield Road as an example of a similarly large extension that was approved by Officers. The proposed single storey rear extension measured approximately 9.4m from the rear elevation of the dwelling. No.53 is a detached property and the adjacent neighbouring property along whose shared boundary the proposed extension was set had a garage building of a length of around 7.5m. The proposal was to end in line with the existing garage building of the neighbouring property and as such a large part of the proposal would be screened and separated from the neighbouring property by the existing garage. The current application site differs from No.53 in terms of the setting and neighbour relationships and the garage of the application site is set on the other boundary away from the neighbour which is being impacted upon.

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 Executive Director of Place and Economy recommends that Planning Permission is **REFUSED** for the following reason:

- R 1 The proposed single storey rear extension would by virtue of its siting, height, depth, scale and close relationship to 69 Elmfield Road, result in an unacceptable dominant and overbearing impact on the living conditions of the occupiers of the adjoining dwelling and their main garden area.

The proposed extension would result in unacceptable harm to the residential amenities of neighbouring occupants at 69 Elmfield Road, contrary to Policy LP17 of the Peterborough Local Plan (2019).

Copies to Councillors Aasiyah Joseph, Shaz Nawaz and Ikra Yasin