

Application Ref: 21/01965/HHFUL

Proposal: Demolition of existing conservatory and erection of single storey rear extension including installing timber pergola structure

Site: 28 West End Road, Maxey, Peterborough, Peterborough
Applicant: Mrs D Hiller

Agent: Mr Scott Whight
 Scott Whight Ltd

Referred by: Executive Director: Place and Economy
Reason: Applicant related to an elected Member

Site visit: 07.01.2022

Case officer: Mr Asif Ali
Telephone No. 01733 4501733 207123
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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 mid-20th Century semi-detached bungalow which is located within the village of Maxey and its Conservation Area. The property has a rear dormer extension providing accommodation within its roof space. The surrounding area is made up of a mixture of bungalows, chalet bungalows and two storey dwellings. The property is set back from the public highway and has off-street parking spaces available on its frontage.

Proposal

This application seeks planning permission for the demolition of the existing rear conservatory and replacement with a single storey flat roof extension with roof lanterns and an adjoining timber pergola structure.

The proposed single storey rear extension would project approximately 4m outwards beyond the rear elevation of the house, and the adjoining timber pergola structure approximately 1.9m beyond this. The extension would measure approximately 9.7 metres in width and 3 metres in height.

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 Local Plan 2016 to 2036 (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.

LP19 - The Historic Environment

Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

LP29 - Trees and Woodland

Proposals should be prepared based upon the overriding principle that existing tree and woodland cover is maintained. Opportunities for expanding woodland should be actively considered. Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where a proposal would result in the loss or deterioration of a tree covered by a Tree Preservation Order permission will be refused unless there is no net loss of amenity value or the need for and benefits of the development outweigh the loss. Where appropriate mitigation planting will be required.

4 Consultations/Representations

PCC Conservation Officer

Support -

The proposal is for the demolition of a conservatory and its replacement with a single storey flat roofed rear extension with glazed lantern.

The mid C20 dwelling is sited within the Conservation Area of Maxey. The rear garden where the extension is proposed to be located is well concealed from the highway. The only vantage point of this proposal will be from an oblique angle. Regardless of this oblique visibility, the proposal is not considered to result in any detrimental impact on the character and appearance of the Maxey Conservation Area and will preserve the character and appearance of the host dwelling.

PCC Tree Officer

No objection – The above site is within the Maxey Conservation Area, however, there are no Tree Preservation Orders (TPO's) on or adjacent to the site. I have no objection to the above application, as I do not believe any significant tree/s are within close proximity to the proposed extension/pergola.

Historic England

No comments to make.

Welland & Deeping Internal Drainage Board

No comments to make.

Maxey Parish Council

No comments received.

Local Residents/Interested Parties

Initial consultations: 11

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No comments were received from local residents.

5 Assessment of the planning issues

The main considerations are:

- Design and character of the site and the Maxey Conservation Area
- Neighbour amenity

a) Design and character of the site and the Maxey Conservation Area

The siting, scale and design of the proposed single storey rear extension and pergola, are considered to be acceptable. The extension and pergola are of a modest size and scale and have been designed to be in keeping with the scale and proportions of the host property. The proposed extension would be built in brickwork to match that of the existing dwelling. This would ensure a sympathetic external finish and appearance, and one that would be in visually in keeping with the property. Timber pergola structures, such as the one proposed, are often found in the rear gardens of domestic properties and would be visually appropriate in this residential setting.

The rear garden where the extension is proposed to be located is well concealed from the highway. The only vantage point of this proposal would be from an oblique angle. Regardless of this oblique visibility, it is not considered the proposal would result in any detrimental impact on the character and appearance of the Maxey Conservation Area and would preserve the character and appearance of the host dwelling.

The proposal is therefore considered to be in accordance with Policies LP16 and LP19 of the Peterborough Local Plan (2019).

b) Neighbour amenity

No neighbour comments were received in relation to the proposal; however, neighbour amenity is a material consideration and is considered below.

No.30 West End Road

No.30 is the adjoining bungalow to the application site, located to the east of the application property. The proposed single storey rear extension would extend along the shared side boundary with No.30 and then the pergola structure would be set in from the side shared boundary by approximately 0.9m. The adjoining property No.30 already has an existing single storey rear extension, and the new proposed rear extension subject of this application would extend approximately 1.5m beyond it. Officers consider that whilst the extension would be sited in close proximity to the shared boundary, as a result of its size, scale and height that no unacceptable overbearing or overshadowing impacts would result for the main habitable rooms or garden area of this neighbour. Further, the proposal does not include any side facing windows that would result in any unacceptable overlooking to No.30.

Nos. 5 and 6 School Close

Nos. 5 and 6 are a pair of bungalows located to the west of the application. They are positioned at a 45-degree angle to the orientation of the application site. The proposed development is set off the shared boundary by approximately 2.1m at the closest point and the pergola element is set off the shared boundary by approximately 2.8m. Officers consider that due to the size and scale of the proposed development that there would be no adverse impact on their main habitable rooms or amenity space. Finally, the proposal does not include any side facing windows that would result in an unacceptable overlooking into Nos.5 and 6.

In light of the above Officers consider that there would be no adverse impacts on the residential amenity of surrounding sites, in accordance with Policy LP17 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 character and appearance of the site and the surrounding Maxey Conservation Area would not be unacceptably impacted upon by the proposed development, in accordance with Policies LP16 and LP19 of the Peterborough Local Plan (2019); and
- The proposal would not unacceptably impact upon the amenity of surrounding residents, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

7 Recommendation

The Executive Director of Place and Economy 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 hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan
- Existing Site/Block Plan (Drawing number 01)
- Proposed Site/Block Plan (Drawing number 02)
- Existing Ground Floor Plan (Drawing number 03)
- Existing Elevations (Drawing number 04)
- Proposed Ground Floor Plan (Drawing number 05)
- Proposed Elevations (Drawing number 06)

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

- C 3 The materials to be used in the construction of the external surfaces of the proposed single storey rear extension hereby permitted shall be as follows:

- Bricks: Brickwork to match existing
- Roof: Grey single ply roof membrane or GRP roof coverings

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2019).

Copies to: Cllr Saqib Farooq and Cllr Peter Hiller

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