

Planning and EP Committee 15th November 2022.

Application Ref:	22/00792/HHFUL
Proposal:	Erection of two storey front, side and rear extension and a single storey rear extension
Site:	16 Audley Gate, Netherton, Peterborough, PE3 9PG
Applicant:	Mr M M Shafiq
Agent:	Mr Mohammed Iqbal M.A.Iqbal Architecture
Referred by:	Councillor M Rangzeb
Reason:	The proposal is sympathetic to the surrounding, similar in size to various dwellings and well within the character of the area, therefore in compliance with LP16
Site visit:	19.08.2022
Case officer:	Mrs Shaheeda Montgomery
E-Mail:	Shaheeda.Montgomery@peterborough.gov.uk
Recommendation:	REFUSE

1 Description of the site and surroundings and Summary of the proposal**Site and surrounding area**

The application site is located within a residential area, located towards the southern end of Audley Gate. The area is characterised by detached dwellings, set well back from the road, with open grass verges to their frontages. The road leads down to Longthorpe Conservation Area and the Grade I listed Thorpe Hall which is approximately 170m to the south of the site.

The application site comprises a mid to late 20 century detached two-storey dwelling finished in a combination facing brickwork and hanging tiles with an open gable on its frontage and overhanging roof eaves. On its southern side, the property has a single storey flat roof side extension and a single flat roofed garage. There is ample space within the front driveway for on-site parking for 2-3 cars. The front garden contains mature trees and landscaping which provides a degree of screening for the dwelling, none of which are covered by Tree Preservation Orders or Conservation Area status.

Proposal

This is a re-submitted application. It is identical to the previous scheme submitted under application reference 22/00109/HHFUL, which was subsequently withdrawn by the applicant after planning concerns were raised by Officers.

The current application seeks planning permission for:

- a 1.5m deep single storey front extension, which would be 3.65m wide on north side, and 3.8m wide on the south side, plus an additional 1m deep canopy above the entrance;
- a 1.5m deep two-storey front extension, which would be 7.1m wide with a gable end;
- a 3.65m deep two-storey side extension to north side, topped with a double gable/M shaped roof;
- a 3.65m deep two-storey side extension to south side, topped with a double gable/ M shaped roof;
- an 8m deep flat-roofed single storey rear extension, which would be 14.5m wide and with a roof

lantern; and

- a 3.5m deep first-floor rear extension, above the ground floor rear extension, which would be 7.1m wide and topped with a gable end roof.

The scheme would retain minimum 3nos car parking spaces on the front driveway and finishing materials would match the existing dwelling.

2 Planning History

Reference	Proposal	Decision	Date
22/00109/HHFUL	Part two storey part single storey front and side extensions, two storey side extensions to include demolition of existing garage	Withdrawn by Applicant	29/03/2022

3 Planning Policy

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

National Planning Policy Framework (2021)

Paragraph 126

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 134

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Peterborough Local Plan 2016 to 2036 (2019)

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

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

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

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: 8

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No representations have been received from adjacent neighbours in relation to this application.

Councillor Rangzeb has expressed support for the application for the following reasons:

- This area is within the ward I have recently been elected for and I have a fair idea of the area and the dwellings within the area. In my view the proposal is not unsympathetic to the surrounding, it is similar in size to various dwellings and well within the character of the area.
- Whilst in agreement that it is a large extension, but note it is to accommodate the needs of a growing family including ageing family member whose needs are accommodated in the design.

5 Assessment of the planning issues

The main considerations are:

- Design and impact to the character and appearance of the site and surrounding area
- Neighbour amenity
- Parking provision

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

Whilst the application site is not within a Conservation Area nor impacting the setting of a heritage asset, the southern half of Audley Gate leads on to Thorpe Road (with views of the Grade I Listed Thorpe Hall) and is noted for its positive appearance and openness. There is a mixed design of properties within the surrounding area. However the two predominant house types are either two-storey dwellings with gables to front or side elevations, or chalet style dwellings with cat slide roofs to one side, and one of the key features of the area is the large visual gaps and separation distances between adjacent properties.

Policy LP16 of the Peterborough Local Plan (2019) requires all development proposals to contribute positively to the character and local distinctiveness of the area and create a sense of place.

"As such proposals will be required to demonstrate that they:

- a) Respect the context of the site and surrounding area and respond appropriately to:
- local patterns of development, including street plots and blocks, spaces between buildings and boundary treatments;
- building form, including size, scale, massing, density, details and materials;...."*

In addition, the National Planning Policy Framework (2021) places emphasis on Local Planning Authorities to proactively seek high standards of design. Paragraph 126 states,

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

This proposal would extend the host dwelling on all four sides, such that the proposed new development would wholly engulf the existing dwelling. Two storey extensions are proposed on all four sides of the existing two storey property, doubling the width of the existing two storey front elevation from 7m to approximately 14.5m. This doubling of the property frontage would result in a property that appears too wide for its plot. Barely any separation distance would remain between the property and its side boundaries, only approximately 600mm to the north and 1m to the south. The proposal would remove the existing single storey side extension and garage building, however filling the entire width of the plot with two-storey development, remove the existing important visual relief between the dwellings, appearing cramped and visually harmful to the appearance of the site and surrounding streetscene context.

The proposed side extensions with double gables/M shaped roof would be visible from the street frontage. Such roof forms are not generally typical of domestic roof forms and has been designed to accommodate the large length of the side elevations proposed. It is considered this would appear visually at odds with the domestic scale and character of the host dwelling and appear an overly large and awkward addition to the roof slope and form of the host dwelling. This combined with the overly wide two-storey frontage, would result in the new property appearing visually cramped, and out of scale on its site frontage, and resulting in harm to the character and appearance of the surrounding streetscene

Officers note that there are some properties on Audley Gate which has benefitted from historic extensions prior to the adoption of the current Peterborough Local Plan (2019). Whilst these examples have been considered, Officers do not consider such examples would enable the design concerns of this proposal to be set aside, and each application must be considered on its own merits. In this instance Officers consider due to the size, siting and design of the extensions, the proposal would overdevelop the site frontage and result in visual harm to the site and surrounding streetscene contrary to Policy LP16 of the Local Plan.

No.18 Audley Gate is located to the north of the application site and comprises a two-storey property with a cat slide roof sloping down from the ridge height to a single storey height towards the shared boundary with No.16. As such the proposed two-storey projection of the north elevation would bring the house significantly closer to this neighbour and boundary resulting in a visually jarring contrast between the two properties, due to their differing roof forms.

Considering the proposed scale, massing and variety of roof configurations, the proposal appears oversized, visually awkward and out of scale and character with the existing dwelling. It would result in a property that appears out of keeping with the established development pattern and design character of the development in the surrounding area. For the above reasons Officers consider the proposal fails to provide a positive enhancement to the site and surrounding area.

Officers acknowledge that the plot is large in size, and as such could potentially accommodate a fairly large extension to the property, subject to a more sympathetic design. The Officer recommendation of refusal is therefore not in respect of the principle of extending the dwelling, but rather in respect of the specific extension proposed, and its siting, scale and design.

Paragraph 134 of the NPPF states,

"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes."

The above planning issues were all conveyed to the applicant under the previously withdrawn

planning application reference 22/00109/HHFUL. It is disappointing to note that no attempts have been made under this current application to amend or change the proposal to try and address the planning concerns raised, and that the exact same scheme has been re-submitted.

Therefore, due to the siting, scale, massing and design of the extensions, the resulting discordant appearance, filling almost the full width of the plot, it is considered that the proposed scheme fails to provide a positive addition to the property, and fails to respect the existing desirable open spacious pattern of development within the surrounding area. The proposal is therefore contrary to Policy LP16 of the Peterborough Local Plan (2019).

b) Neighbour amenity

Whilst no objections have been received from any adjacent neighbours in relation to this application, it is the duty of the Local Planning Authority to consider the impacts of proposed development on the residential amenity of neighbouring sites.

No.18 Audley Gate is located to the north of the application site and has a large sloping cat slide roof which slopes down from two storey to single storey level next to the boundary with the application site. It is noted that the proposal would result in a two-storey high development, next to the side boundary and the single height side elevation of this adjacent property. However, the proposed 7.1m depth of the new side extension would sit adjacent to the side elevation of No.18, and Officers note that there are no first-floor roof neighbouring windows which face onto the application site. The two-storey high, proposed side extension would also not project beyond the rear wall of this adjacent property. Therefore, this extension would not result in any unacceptable overbearing or overshadowing impact to this neighbouring site. The 8m deep single storey rear extension would have a flat roof at 3m height extending along this side boundary with No.18 behind the two-storey extension and would allow a minimum 2m gap between the side elevation and boundary fence because of the orientation of the properties. Considering the siting, orientation, and height of this single storey rear element there would not be an unacceptable level of overshadowing or overbearing impacts. In addition, Officers note that an 8m deep single storey rear extension of similar height could be achieved in this location within the limits of permitted development and this is a material planning consideration.

No.14 Audley Gate is sited due south of the application site and the host dwelling has an existing flat-roof single-storey side element with 2.3m separation between this side wall and the southward boundary. The flat roof single storey garage is sited towards the rear of the property and therefore, Officers note there is an important first floor level side gap of approximately 6.2m providing a visual separation between the two properties, which would be lost as a result of the proposal. The proposed two storey side extension would extend 3.2m beyond the rear elevation of No.14 and the 3m high single storey extension at 8m beyond it. However, by virtue of the proposed siting, scale, and design, it is not considered that the proposed extensions would result in any unacceptable overbearing impacts and as the extensions are due north of this adjacent neighbour, there would be no overshadowing impacts.

Whilst it is proposed that there would be 3nos. first floor rear facing windows, 2nos. serving bedrooms and 1no x bathroom, Officers acknowledge that there are already 2nos rear-facing bedroom windows on the existing property. Therefore, the degree of change in respect of overlooking impact from the existing situation is not considered harmful or unacceptable. In addition, the proposal includes a side window serving an end-suite bathroom and a window serving the hallway which would directly face No.14. In the event that the application is approved, Officers would recommend the imposition of a suitably worded condition to ensure that these side facing windows would be obscure glazed and un-openable up to a height of 1.7m from finished floor level to secure acceptable level of amenity to the occupants of No.14.

On the basis of the above the proposal would comply with Policy LP17 of the Peterborough Local Plan (2019).

c) Parking provision

The application site benefits from sufficient driveway space to accommodate 3nos off-street car parking spaces, and turning space, which is in excess of the council's car parking standards for dwellings with up to six bedrooms.

On the basis of the above, the proposal is considered to comply with Policy LP13 of the Peterborough Local Plan (2019).

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 development, by virtue of its siting, size, scale, design and massing, would fail to respect the scale, design, proportions, and character and appearance of the host dwelling, visually swamping it, to its visual detriment. The resultant property would appear inappropriately wide and would cause visual harm to the character and appearance of the site and surrounding area, by eroding the existing open spacious character and generous separation distances between dwellings. The proposal is therefore contrary to Policy LP16 of the Peterborough Local Plan (2019).

Copy to Councillors – Councillor Gul Nawaz
– Councillor Mohammed Rangzeb
– Councillor Lucinda Robinson