

10/00480/FUL: CONSTRUCTION OF TWO STOREY SIDE AND FRONT EXTENSION, 5 WYNDHAM PARK, ORTON WISTOW, PETERBOROUGH, PE2 6YD
 VALID: 07 MAY 2010
 APPLICANT: MR AND MRS CURPHEY
 AGENT: MR A HORNSBY
 REFERRED BY: CLLR ALLEN
 REASON: THE SCALE AND SIZE OF THE EXTENSION, EXTENSION PROTRUDES NEAR GARAGE OF NUMBER 4, CONCERNS ABOUT DISTANCE BETWEEN EXTENSION AND NEIGHBOURING PROPERTIES, CONCERNS ABOUT PARKING, TWO WINDOWS WILL OVERLOOK NEIGHBOURING PATIO AREA, TWO TREES ARE TO BE REMOVED, WILL AFFECT PRIVACY, PARKING AND ENVIRONMENT
 DEPARTURE: NO
 CASE OFFICER: DAVE JOLLEY
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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- The size, scale and appearance of the proposed extension
- Impact upon the occupiers of neighbouring dwellings

The Head of Planning Services recommends that the application is APPROVED.

2 PLANNING POLICY

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

Development Plan Policies

Relevant policies are listed below with the key policies highlighted.

The Peterborough Local Plan (First Replacement)

DA2 The effects of development on the amenities and character of an area

3 DESCRIPTION OF PROPOSAL

Permission is sought for the construction of a two storey front and side extension in order to create a 1 bedroom granny annexe containing; lounge, dining room, bedroom and bathroom. The extension will also allow for the enlargement of an existing bedroom and the creation of an en suite. The agent proposes to create an L shaped dwelling with side gable.

4 DESCRIPTION OF SITE AND SURROUNDINGS

Wyndham Park is a fairly modern estate of detached dwellings in modest plots. The appearance of the estate is uniform in terms of size and design of dwelling but is punctuated by some substantial extensions in a similar vein to that proposed under this application. Numbers 22, 26, 33, 35 and 42 being the most notable examples. The application site is bordered by a landscaping strip to the south; the neighbouring dwellings sit to the north and east.

5 PLANNING HISTORY

Application Number	Description	Date	Decision
PAOTH/10/00085	Construction of 2 storey side and front extensions	13.04.2010	Extension is at upper limit of acceptable size.

6 CONSULTATIONS/REPRESENTATIONS

INTERNAL

Head of Transport and Engineering – No objections to the proposals

NEIGHBOURS

Letters of objection have been received from 3 local residents raising the following issues:

- The scale/size and height of the extension will be imposing in such a small cul de sac
- Out of keeping with other houses in the area
- Contractors vehicles will cause parking problems
- Not a granny annexe but a doubling of the property
- Will close the only gap between dwellings
- Visually dominant from neighbouring patio area
- Will necessitate the removal of 2 trees that help screen noise from road
- Will lead to parking issues

COUNCILLORS

Cllr's Stokes and Allen

- The scale and size of the proposed extension – it will almost double the size of the property.
- The front extension protrudes near the neighbour's garage at No. 4.
- There are concerns about the distance between the planned extension and the neighbours property (measurement to be confirmed)
- Parking concerns have been expressed by local residents. No. 5 already has three cars and has to park on the grass where the intended extension will be – if allowed.
- Two windows of the front extension will overlook the neighbours patio sitting area in the garden
- Two trees in the Green Belt will have to be removed.

Local residents have voiced that the planned extension is just far too large for the area and feel that it will adversely affect privacy, parking and environmental aspect too. A more modest extension would be more acceptable.

7 REASONING

a) **Introduction**

The applicant seeks to extend to the front and side of the property to create a 1 bedroom granny annexe and enlarge an existing bedroom and create space for en-suite.

b) **Policy issues**

The controlling policy is DA2 of the Peterborough Local Plan (First Replacement).

c) **Design and Scale**

This is a large extension, practically doubling the size of the existing dwelling. This in itself is not harmful and need not be a basis for refusal proving that the scale of the extension is not harmful to either the character of the area or the amenities of the occupiers of neighbouring dwellings. In this case it is considered that neither the character nor neighbouring amenity is materially harmed by the proposal. Wyndham Park is an estate of detached dwellings in modest plots; some of these

dwellings have been extensively extended in a similar fashion to that proposed at number 5. In particular numbers 22, 26, 33, 35 and 42 have large extensions. Numbers 33, 35 and 42 have all been extended to the side and front to form dwellings of a similar appearance to that proposed under this application. The precedent for such development has therefore been set. In addition number 5 is tucked away at the end of the cul de sac and only visible to 6 other properties in the immediate location. For these reasons the scale of the proposal is considered acceptable.

The design of the proposed extension is fairly utilitarian, but this matches the appearance of the original dwelling, which is typical of the era. The lost bay will be relocated to the extension retaining a standard feature of the dwellings in the area. The roof pitch of the extension matches that of the original dwelling, which in this instance is considered preferable to having a shallower roof pitch that would allow for a lower ridge line.

Neighbour Impact

No overshadowing to amenity space will result from the proposed extensions. There may be slight overshadowing of a garage of number 4 Wyndham Park but this is in no way harmful to the amenity of the occupier of this dwelling. The occupier of number 4 has also stated that the extension would be overbearing when they used their patio area. It is acknowledged that the extension would be visible from certain areas within the garden of number 4 but the existing garage will block much of the visibility of the extension.

No overlooking will result from the development. The two windows facing 4 Wyndham Park will be conditioned to be obscure glazed and apart from top hung fan lights be incapable of being opened. As these windows serve en-suites it is likely that that they would be obscure glazed anyway, but for the avoidance of doubt the condition will be added.

Parking is within the standards outlined in appendix V of the Peterborough Local Plan (First Replacement) and the Local Highways Authority has raised no objection to the proposal. Therefore it is considered that the proposal will not cause harm to the public highway and is acceptable in highway impact terms.

The closeness of the extension to the garage of number 4 has been highlighted as an issue but without explanation of why this is a problem. The Local Planning Authority do not consider this to be a problem and any issues arising from the party walls would be a matter for the applicant and the occupier of number 4 to resolve between themselves.

Loss of Landscape

The objectors, including the Parish Council make reference to the fact that the front extension would enclose a gap in the street scene that permitted views of the landscaping strip and would lead to loss of two trees within the landscaping strip. The latter point is no longer a point of contention as the trees have been removed by the council department responsible for the planting and maintenance of these trees and landscaping strips. It is considered that the loss of the view of the landscaping strip is not materially harmful to the amenities of the occupiers of neighbouring dwellings. Some of the strip will still be visible above the neighbouring garage and in the 3.5 metre gap between the extension and the neighbouring garage.

8 CONCLUSIONS

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

The proposal is similar in extent to other extensions within Wyndham Park and will not result in unacceptable levels of overshadowing or overbearing to the occupiers of neighbouring dwellings and will not result in a significant adverse impact on the street scene; in accordance with policy DA2 of the Peterborough Local Plan (First Replacement).

The Head of Planning Services recommends that this application is **APPROVED** subject to the following conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- C2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension; hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).
- C3 Before the development hereby permitted is first occupied, the proposed 1st floor window(s) in the east facing elevation of the two storey extension hereby approved; shall be obscure glazed, details of which shall be agreed in writing with the Local Planning Authority and development shall be carried out in accordance with the approved details and apart from any top hung fan lights shall be incapable of being opened and shall subsequently be maintained as such.**
Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).
- C4 The annexe; hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 5 Wyndham Park; and shall not be sold, leased or rented as a separate dwelling.**
Reason: In order to ensure adequate provision of special housing need, in accordance with Policies H20, H23 and H25 of the Peterborough Local Plan (First Replacement).

Copy to Councillors Stokes, Elsey, Allen