

11/00911/FUL: CONSTRUCTION OF FIRST FLOOR EXTENSION TO REAR OF DWELLING (RETROSPECTIVE) AT 42 BERKELEY ROAD, PETERBOROUGH
VALID: 14 JUNE 2011
APPLICANT: MRS M KHAN
AGENT: H A ARCHITECTURAL SERVICES
REFERRED BY: HEAD OF PLANNING SERVICES
REASON: THE APPLICANT'S DAUGHTER-IN-LAW WORKS IN PETERBOROUGH CITY COUNCIL'S PLANNING SERVICES DEPARTMENT
DEPARTURE: NO
CASE OFFICER: MISS ASTRID HAWLEY
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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- Design and Impact on the character of the area
- Impact of the development on neighbour amenity

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

Key policies highlighted below.

The Adopted Peterborough Core Strategy DPD

CS16 Urban Design and the Public Realm - High quality and inclusive design will be required for all new developments as part of a strategy to achieve an attractive, safe, healthy, accessible and sustainable environment throughout Peterborough. New development should be designed in a way that is accessible to all potential users and by a range of modes of transport, taking into account the transport user hierarchy of the Peterborough Local Transport Plan 3. New development should not result in unacceptable impact on the amenities of occupiers of any nearby properties.

3 DESCRIPTION OF PROPOSAL

Retrospective planning permission is sought for the construction of a first floor extension to the rear of the residential property. The extension has been built above an existing single storey rear extension and is of the following dimensions – 3300mm deep x 3500 m wide. The proposal incorporates a gable roof with a ridge height of 5500 mm above ground level. The eaves are 500mm above ground level.

4 DESCRIPTION OF SITE AND SURROUNDINGS

The application dwelling is a detached two storey property situated to the north side of Berkeley Road. The property has a gable roof and is constructed from brick and tile with render to the front. The dwelling has an existing two storey rear extension. The property has a detached single garage located to the

north side of the main house. A hard paved driveway is located to the front and side of the dwelling that provides on plot parking for two vehicles. The property has an existing dropped kerb. The front curtilage is flanked by a low rise brick wall.

The application site is located within a mature residential street scene characterised by 2 storey semi detached dwellings of a uniform character to the north side of the highway and bungalows to the south side.

5 PLANNING HISTORY

No recent planning history.

6 CONSULTATIONS/REPRESENTATIONS

INTERNAL

No internal consultation required.

EXTERNAL

No external consultation required.

NEIGHBOURS

No letters of representation have been received.

Parish Council

No comments have been received

7 REASONING

a) Background

Following the receipt of a complaint to the planning compliance team a visit was undertaken to the property and it was found that the applicant had constructed a first floor rear extension with flat roof above the existing single storey rear extension without seeking formal planning permission. The applicant was advised that it was unlikely that retrospective planning permission would be granted because of its flat roof design. It was suggested that replacing this with a gabled design, which would be in keeping with the design of the existing rear extension, would be likely to be more acceptable. The applicant has since built the suggested design.

This application now seeks retrospective planning permission for the extension that has been constructed on site.

b) Design and Impact of the development on the character of the area

The application dwelling sits at the end of a row of regularly spaced, semi detached dwellings of a uniform design and scale, that front onto Berkeley Road. The neighbouring dwelling to the north east (number 40 Berkeley Road) is positioned at an angle to the application dwelling which enables glimpses through to the rear of the site and means that the development is visible when viewed from the street scene. Notwithstanding this it is considered that the introduction of the duo pitched roof addresses the concerns held about the adverse impact upon the street scene caused by the flat roof. The spacing and open character between the properties is retained. Taking account of the siting of the extension, its design, height and depth, it is not considered that the development appears significantly obtrusive within the street scene or is out of keeping with the residential character of the area. It is considered that the development does not result in an adverse impact on the character of the area. The development is therefore in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

c) Impact of the development on neighbour amenity

The extension results in a 5m high (side elevation) wall being positioned adjacent to the common boundary with number 40 Berkeley Road for a depth of approximately 3.3m. Number 40 Berkeley Road is positioned at an angle to the application dwelling with its detached single garage located between the main house and the common boundary. Taking account of this relationship it is not considered that the development would result in an unacceptable impact on the neighbouring amenity of the occupiers of

this dwelling in terms of loss of outlook/overbearing or daylight. It is however noted that a first floor window has been inserted at the first floor level into the east side elevation that faces onto number 40. This window serves a bathroom. It is recommended that a condition requiring that this window is retained as obscure glazed in perpetuity and can only be opened at a height of 1.7m above the floor of the room in which the window is installed, in order to prevent overlooking of the rear amenity space serving number 40. It is not therefore considered that the development would result in an adverse impact on the amenity of the occupiers of any nearby neighbouring dwellings; hence the development is in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

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 extension by reason of its design, siting, scale and height will not result in a significantly detrimental impact on the character of the area or the amenity of the occupiers of neighbouring dwellings.

The proposal is therefore in accordance with Policy CS16 of the Adopted Peterborough Core Strategy DPD.

9 RECOMMENDATION

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

C1 Within 3 months of the date of the planning permission hereby approved the first floor window within the north east side gable shall be obscure glazed, and non opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall subsequently be retained 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).

Copy to Councillors SJ Dalton, N Arculus and M J Dalton

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