

**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE**

**TUESDAY 16 MAY 2017**

**1.30 PM**

**Council Chamber - Town Hall**

**AGENDA**

**Page No**

**1. Apologies for Absence**

**2. Declarations of Interest**

At this point Members must declare whether they have a disclosable pecuniary interest, or other interest, in any of the items on the agenda, unless it is already entered in the register of members' interests or is a "pending notification " that has been disclosed to the Solicitor to the Council.

**3. Members' Declaration of intention to make representations as Ward Councillor**

**4. Minutes of the Meeting Held on 14 March 2017** **3 - 6**

**5. Development Control and Enforcement Matters**

5.1 **17/00604/HHFUL - 63 Peake Close Woodston Peterborough PE2 9JE** **7 - 12**

5.2 **16/02328/ADV - 85 Mayors Walk West Town Peterborough PE3 6EY.** **13 - 22**

5.3 **17/00405/HHFUL - 333 Thorpe Road Peterborough PE3 6LU** **23 - 34**

5.4 **17/00406/LBC - 333 Thorpe Road Peterborough PE3 6LU** **35 - 42**

5.5 **17/00629/HHFUL - 11 Pembroke Grove Glinton Peterborough PE6 7LG.** **43 - 48**

5.6 **17/00338/HHFUL - 11 Broadway Gardens Peterborough PE1 4DU** **49 - 56**



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### Committee Members:

Councillors: C Harper (Chairman), L Serluca (Vice Chairman), Bull, G Casey, P Hiller, J Stokes, S Martin, Sylvester, Clark, Bond and C Ash

Substitutes: Councillors: Bisby, Iqbal, N Sandford and B Saltmarsh

Further information about this meeting can be obtained from Dan Kalley on telephone 01733 296334 or by email – [daniel.kalley@peterborough.gov.uk](mailto:daniel.kalley@peterborough.gov.uk)

### CASE OFFICERS:

Planning and Development Team: Nicholas Harding, Lee Collins, Paul Smith, Mike Roberts, Janet Maclennan, David Jolley, Louise Lovegrove, Vicky Hurrell, Sundas Shaban, Amanda McSherry, Sam Falco, Matt Thomson, Michael Freeman, Jack Gandy

Minerals and Waste: Theresa Nicholl, Alan Jones

Compliance: Nigel Barnes, Anthony Whittle, Karen Cole, Julie Robshaw

### NOTES:

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer or Head of Planning, Transport and Engineering Services as soon as possible.
2. The purpose of location plans is to assist Members in identifying the location of the site. Location plans may not be up-to-date, and may not always show the proposed development.
3. These reports take into account the Council's equal opportunities policy but have no implications for that policy, except where expressly stated.
4. The background papers for planning applications are the application file plus any documents specifically referred to in the report itself.
5. These reports may be updated orally at the meeting if additional relevant information is received after their preparation.



**MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE  
HELD AT THE TOWN HALL, PETERBOROUGH ON 14 MARCH 2017**

**Members Present:** Councillors Harper (Chairman), Serluca (Vice Chairman), Bull, Casey, Hiller, Stokes, Clark, Martin and Ash

**Officers Present:** Lee Collins, Development Management Manager  
Chris Gordon, Planning and Highways Lawyer  
Jane Webb, Senior Democratic Services Officer

**1. Apologies for Absence**

Apologies were received from Councillor Bond.

**2. Declarations of Interest**

No declarations of interest were received.

**3. Members' Declaration of intention to make representations as Ward Councillor**

No Members' declaration of intention to make representations as Ward Councillors were received.

**4. Minutes of the Meeting Held on 24 January 2017**

The minutes of the meeting held on 24 January 2017 were approved as a correct record.

**5. Development Control and Enforcement Matters**

**5.1 17/00003//HHFUL – 2 Cowper Road, New England, Peterborough**

The Committee was presented with an application for the construction of a detached outbuilding to the rear.

The Development Management Manager provided an overview of the application and highlighted a number of key issues within the report and update report.

Gordon Smith, agent, addressed the Committee in support of the application and responded to questions from Members. In summary the key points highlighted included:

- This outbuilding covers a third of the garden and not half as reported.
- The report overstates the harm, the outbuilding looks good and neither obtrusive or dominant.
- Representation had been received from the neighbours living at Number 4 in support of the application.
- The applicant has a fall-back position should the committee enforce destruction of the building and that would be to remove the roof.

- The applicant had taken a risk building the outbuilding before acquiring permission but the Agent understood why he had taken this route.
- The building had been finished to a high standard and was located at the bottom of the garden with no more than normal impact on neighbours.

The Committee asked questions of the officer and received responses as follows:

- If Members were minded to go against officer recommendation then it would be advisable to impose a condition which prevented the outbuilding being used as a separate residential building and state that it could not be occupied and was to remain ancillary to the main residence. This would prevent the building from being rented separately as a self-contained unit and limit its use to that proposed as a gym/study or playroom.
- Confirmed that the building took up 42% of the garden, as opposed to 38% stated by the Agent and therefore was nearly half the garden. Permitted development allows 50% of a garden to be use but was subject to height conditions. Beyond 50% each case was judged on its own merit.

The Committee discussed the application and the fact that it was only the height of the building that was an issue with regard to permitted development and were in agreement that it did not overlook the neighbours and did not cause harm to the area. It was an urban area of reasonably high density with large gardens, the building was not prominent from the street and was built to a high standard.

A motion was proposed and seconded to agree that planning permission be approved, contrary to officer recommendation with the added condition regarding occupation of the building and the removal of permitted development rights. The motion was carried 6 voting in favour, 3 voting against and none abstaining.

**RESOLVED:** (6 voted in favour, 3 against and none abstained) that planning permission is **GRANTED** subject to the two conditions previously stated and for the following reason.

**Reasons for the decision:**

The proposal was considered acceptable due to:

- There being no impact on the surrounding area,
- The building was well presented
- The building height was not onerous or overlooking the neighbourhood,
- The building was well presented
- Conditions added to remove permitted development rights and the installation of windows to the side of the property.

**5.2 17/00228/HHFUL – 61 Taverners Road, Millfield, Peterborough**

The Committee was presented with an application for external installation to the front elevation.

The Development Manager provided an overview of the application and highlighted a number of key issues within the report.

The Committee asked no questions of the officer.

The Committee were in agreement that the only reason the application had come to Committee was because the applicant was a Peterborough Councillor otherwise this would have been straightforward and therefore the Committee had no reservations in supporting the application.

A motion was proposed and seconded to agree that planning permission be approved, as per officer recommendation. The motion was unanimous.

**RESOLVED:** (unanimously) that planning permission is **GRANTED** subject to the conditions set out in the report.

**Reasons for the decision:**

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

- The proposals will not unacceptably harm the character of the area. In accordance with policy CS16 of the Peterborough Core Strategy (DPD) 2011 and policies PP2 of the Peterborough Planning Policies (DPD) 2012.

**5.3. 17/00229/HHFUL – 59 Taverners Road, Millfield, Peterborough**

The Committee was presented with an application for external installation to the front elevation.

The Development Manager provided an overview of the application and highlighted a number of key issues within the report.

The Committee asked no questions of the officer.

The Committee were in agreement that the only reason the application had come to Committee was because the applicant was a Peterborough Councillor otherwise this would have been straightforward and therefore the Committee had no reservations in supporting the application.

A motion was proposed and seconded to agree that planning permission be approved, as per officer recommendation. The motion was unanimous.

**RESOLVED:** (unanimously) that planning permission is **GRANTED** subject to the conditions set out in the report.

**Reasons for the decision:**

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

- The proposals will not unacceptably harm the character of the area. In accordance with policy CS16 of the Peterborough Core Strategy (DPD) 2011 and policies PP2 of the Peterborough Planning Policies (DPD) 2012.

**7. Planning Compliance Quarterly Report on Performance December 2016 to February 2017**

The Development Manager presented a report to the Committee, which outlined the Planning Service's planning compliance performance and identified if there were any lessons to be learnt from the actions taken.

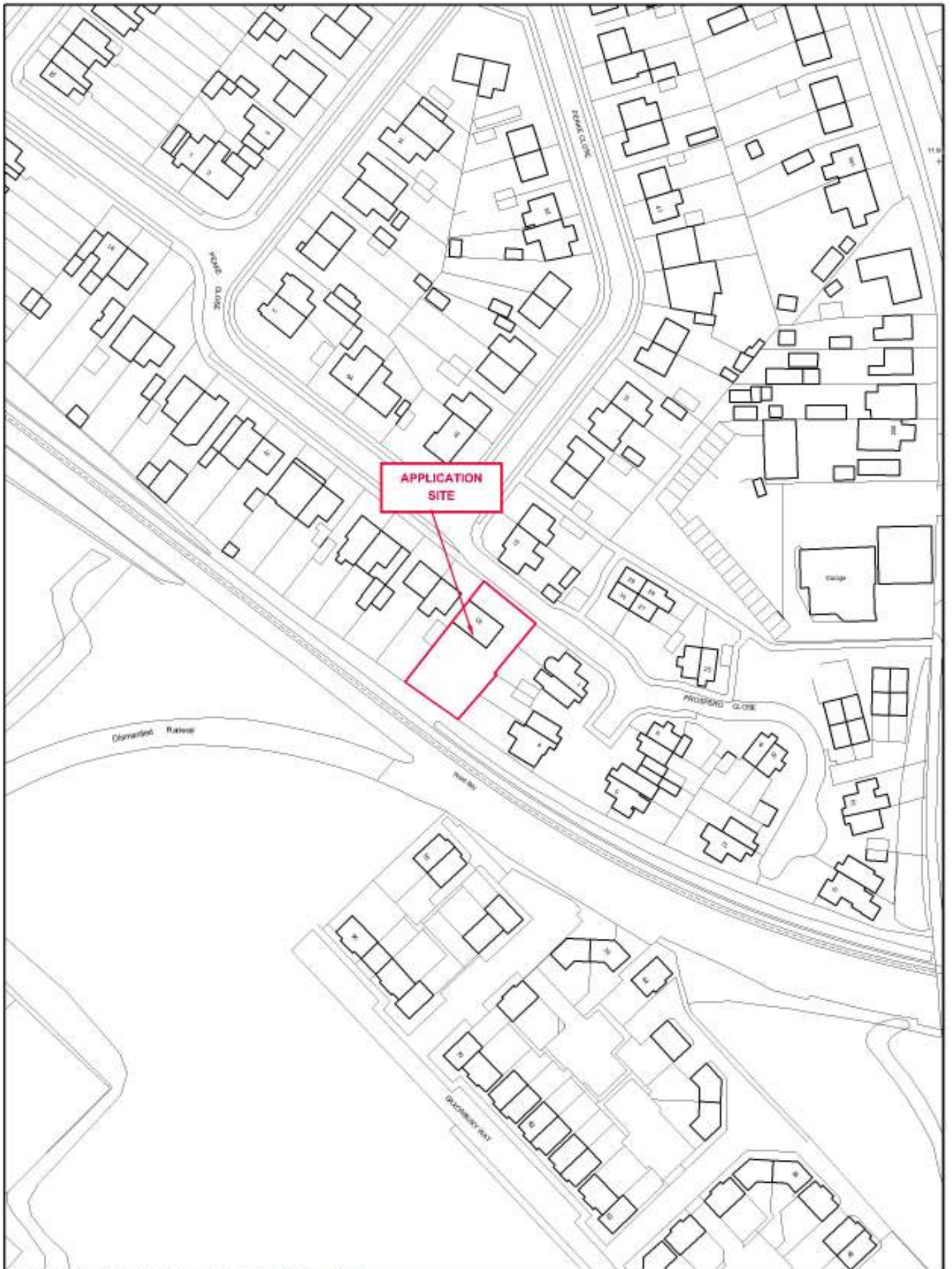
The Committee discussed the report and commended the team on their performance

**RESOLVED:** that the Committee noted the past performance and outcomes.

**Reasons for the decision:**

To help inform future decisions of the Planning and Environmental Protection Committee and potentially reduce costs.

Chairman  
1.30pm – 2:20pm



**LOCATION PLAN 17/00604/HHFUL**  
63 Peake Close Woodston Peterborough PE2 9JE

**Scale** NTS    **Date** 27/4/2017    **Name** AA    **Department** Planning Services



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## Item No. 5.1

### Planning and EP Committee 16 May 2017

**Application Ref:** 17/00604/HHFUL

**Proposal:** Two storey side extension - resubmission

**Site:** 63 Peake Close, Woodston, Peterborough, PE2 9JE  
**Applicant:** Mr Quinton Roach

**Agent:** n/a  
**Referred by:** Cllr Seluca  
**Reason:** The extension would not adversely impact upon the amenities of the occupiers of the neighbouring residential properties

**Site visit:** 28.04.2017

**Case officer:** Mr M Roberts  
**Telephone No.** 01733 454410  
**E-Mail:** mike.roberts@peterborough.gov.uk

**Recommendation:** Refusal

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

### The site and surrounding area

The property comprises of a detached 2 bedroom dwelling within a spacious curtilage. It is set forward in the plot with its front elevation in alignment with the other dwellings within Peake Close. Its rear garden has a depth of 19m. The east facing side elevation of the dwelling is between 5.5m to 6m from the boundary that is shares with the dwellings at nos.1 and 2 Prospero Close. Nos.1 and 2 Prospero Close have garden depths of 7.5m and 8.1m respectively. The boundary separating the properties is a 1.8m high fence.

The area between the side elevation of the dwelling and the east flank boundary of the property of the application property used to be heavily overgrown with unmaintained bushes and trees. These have been removed and the east facing elevation of no.63 Peake is in clear view of the residents of those two dwellings.

### The proposal

The application is a revised proposal for the erection of a two storey side extension to the dwelling. This follows a delegated refusal of planning permission for a two storey side extension earlier in the year. The proposal is for a kitchen and a bedroom above.

The extension is to have a pitched roof, a ridge height, a gable end and a depth that would match those of the existing dwelling. The only change in the measurements of the revised extension compared to that of the refused extension is that the proposed width of the extension is to be 4m, reduced from 4.5m.

This means that the south-west corner of the extension would be 1.5m from the shared rear boundary of no.2 Prospero Close and the south-east corner of the extension would be 2m from the shared rear boundary with no.1 Prospero Close as opposed to the original proposal where the 4.5m width of the extension would have given rise to separation distances of between 1m to 1.5m from the same points of the extension.

The materials for the extension are to match those of the existing dwelling.

## **2 Planning History**

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
16/02364/HHFUL	Two storey side extension	Refused	17/02/2017

This application was refused planning permission on the grounds that:-

The proposed extension would, by reason of its height, size, mass and proximity to the east boundary of the site, result in an adverse overbearing and overshadowing impact upon the amenities of the occupiers of no.1 and no.2 Prospero Close. The proposal would therefore be contrary to Policy CS16 of the Peterborough Core Strategy and Policy PP3 of the Peterborough Planning Policies DPD.

## **3 Planning Policy**

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

### **Peterborough Core Strategy DPD (2011)**

#### **CS16 - Urban Design and the Public Realm**

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

### **Peterborough Planning Policies DPD (2012)**

#### **PP02 - Design Quality**

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

#### **PP03 - Impacts of New Development**

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.

### **Peterborough Local Plan 2016 to 2036 (Preliminary Draft)**

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document took place between December 2016 and 9 February 2017. The responses are currently being reviewed. At this preliminary stage only limited weight can be attached to the policies set out therein.

## **4 Consultations/Representations**

### **PCC Tree Officer**

No comments.

Cllr Seluca - In my opinion the extension should be approved as it will not have a significant adverse impact on the amenities of the neighbouring properties. The extension has been revised since the recent refusal and set in an extra half a metre. The distance between the proposed side wall of the extension and the neighbours property is sufficient to not be overbearing. Also the neighbours of this property are fully supportive.

### **Local Residents/Interested Parties**

Initial consultations: 7

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

At the time of the preparation of this report the neighbour consultation period had not expired. No comments had been received from the occupiers of the close by dwellings. Should any comments be submitted these will be made known to the Committee in the update report.

## **5 Assessment of the planning issues**

### **The impact of the extension upon the amenities of the occupiers of close by residential properties**

The reason for the refusal of the original extension to the dwelling was the close proximity of its gable end to the rear boundary of dwellings at nos.1 and 2 Prospero Close. The separation distances are set out in section 1 of this report. The rear gardens of these dwellings are of a restricted depth such that the scale of the extension was considered to be significantly overbearing both within the rear gardens and within the conservatories of nos.1 and 2.

The revised proposal is identical in all aspects to the that of the previously refused extension other than the gable end of the extension being set back a further 0.5m from the shared boundaries of no.63 Peake Close and nos1 and 2 Prospero Close. Whilst this would increase the physical separation distances to the dwellings at nos.1 and 2 Prospero Close it is not considered sufficient to overcome the overbearing impact of the extensions when viewed from inside of the conservatories and from within the rear gardens of nos.1 and 2 Prospero Close.

### **The design of the extension**

In many cases for 2 storey side extensions to a dwelling it is necessary to set back the front elevation of the extensions to reduce the mass of the extension and to help to reduce a terracing effect within the street scene. However, in this case, given that the extension is to a detached dwelling there would be no terracing effect and given the width of the plot the extension would not dominate the existing dwelling or the street scene. Therefore the design of the extension is considered to be acceptable.

## **6 Conclusions**

This proposal is not considered to be in accordance with local and national planning policy and it has not been possible to identify solutions to the concerns as set out in this decision that the applicant agrees with.

## **7 Recommendation**

The Director of Growth and Regeneration recommends that Planning Permission is Refused.

- R 1 The revised extension would, by reason of its height, size, mass and proximity to the east boundary of the site, result in an adverse overbearing impact upon the amenities of the occupiers of no.1 and no.2 Prospero Close, both within their rear gardens and the conservatories of these dwellings. The proposal would therefore be contrary to Policy CS16 of the Peterborough Core Strategy and Policies PP2 and PP3 of the Peterborough Planning Policies DPD.



**LOCATION PLAN 16/02328/ADV**  
 85 Mayors Walk, West Town, Peterborough

**Scale** NTS      **Date** 25/4/2017      **Name** AA Department Planning Services



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## Item No. 5.2

### Planning and EP Committee 16 May 2017

**Application Ref:** 16/02328/ADV

**Proposal:** 2 x externally illuminated fascia signs

**Site:** 85 Mayors Walk, West Town, Peterborough, PE3 6EY  
**Applicant:** Mr Ali Shokat

**Agent:** Mr Martin Osborne  
Martin Osborne Design Services

**Referred by:** Councillor Murphy  
**Reason:** The impact of the proposal to the appearance of the surrounding area, highway safety and surrounding neighbour amenity.

**Site visit:** 07.04.2017

**Case officer:** Mr Jack Gandy  
**Telephone No.** 01733 452595  
**E-Mail:** jack.gandy@peterborough.gov.uk

**Recommendation:** **GRANT** subject to conditions.

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

### Site and surrounding area

The application site comprises the former Westwood Public House located at the junction of Mayors Walk, Alderman's Drive and Nicholl's Avenue. The property has been undergoing extensive renovation, extension and conversion to create Class A1 (retail), A2 (professional services), A3 (cafe/restaurant), A4 (drinking establishment) and A5 (hot food takeaway) units at ground floor. The conversion has created residential units on the first and second floors comprising 3 no. 2-bed apartments, 1 no. 3-bed apartment and 1 no. studio apartment. To accommodate these units, a two storey side extension to the premises (fronting Alderman's Drive) has been constructed with dormer windows in the roof space. These works were initially unauthorised however they were later regularised through planning permission reference 13/00530/FUL.

Parking associated with the property is located to the rear, accessed via an enclosed drive through from Alderman's Drive, situated adjacent to the shared boundary with No.167.

The site is situated within the identified West Town Local Centre with a variety of A1 retail and other main 'town centre' uses. The wider area surrounding this is predominantly residential.

### Proposal

Advertisement consent is sought for the following two advertisements:

Sign 1) x1 externally illuminated 'Golden Bodies' aluminium fascia sign. The advert would be set approximately 2.5 metres high from ground level, measuring 3.6 metres in width x 0.7 metres in length. The proposed fascia signage would be fixed above Unit 6, with the maximum height of the lettering proposed to be no more than 300mm. This signage would be statically illuminated to 600 CD/m.

Sign 2) x1 externally illuminated 'Camilla. K Beauty Salon' aluminium fascia sign. The advert would be set approximately 2.5 metres high from ground level, measuring 3.2 metres in width x 0.7 metres in length. The proposed fascia signage would be fixed above Unit 7, with the maximum height of the lettering proposed to be no more than 300mm. This signage would be statically illuminated to 600 CD/m.

## 2 Planning History

Reference	Proposal	Decision	Date
13/00530/FUL	Construction of a single storey front extension and external alterations to create new shop fronts; Change of use of ground floor to form A1 retail and A5 takeaway unit, including the installation of extraction equipment; Change of use of existing hotel rooms and construction of a first and second floor side extension, including the installation of dormer windows, to form 3 no. 2 x bed apartments, 1 no. 3 x bed apartment, 1 no. studio apartment and commercial unit; and change of use of the garden area to provide car parking and reinstatement of parking provision to the front	Permitted	01/07/2013
16/01737/ADV	1 - 6no. externally illuminated fascia shop signs to Units 2-7 2 - 1no. externally illuminated fascia shop sign to Unit 1 - retrospective	Split Advertisment Decision	29/11/2016
17/00307/FUL	Single storey pitched extension to front of existing shop frontage	Withdrawn by Applicant	31/03/2017

## 3 Planning Policy

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

### National Planning Policy Framework (2012)

#### **Section 7 - Advertisements**

Should be subject to control only in the interests of amenity and public safety, taking into account cumulative impacts. Only those advertisements which would have an appreciable impact on a building or on its surroundings should be subject to detailed assessment.

### Peterborough Core Strategy DPD (2011)

#### **CS16 - Urban Design and the Public Realm**

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

### Peterborough Planning Policies DPD (2012)

#### **PP02 - Design Quality**

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.



### **PP11A - (a) Shop Frontages (including signage)**

Permission will only be granted if the design is sympathetic, it would not harm the character and appearance of the street and advertisements are incorporated as an integral part of the design.

### **PP12 - The Transport Implications of Development**

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

### **Peterborough Local Plan 2016 to 2036 (Preliminary Draft)**

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document took place between December 2016 and 9 February 2017. The responses are currently being reviewed. At this preliminary stage only limited weight can be attached to the policies set out therein.

## **4 Consultations/Representations**

### **PCC Peterborough Highways Services (03.04.17)**

No highway objections: The dimensions and luminance levels of the proposed signage falls within the guidance for the location specified.

### **Local Residents/Interested Parties**

Initial consultations: 17

Total number of responses: 2

Total number of objections: 2

Total number in support: 0

A letter of representation has been received from a neighbouring resident. This states that they would object to coloured or flashing lights as they would be a constant detraction. The neighbour confirms that they have no objection to white lights illuminating the proposed signage.

### **Councillor Representations**

Councillor Murphy requested the application be considered at Planning Committee. He objects to the application on the following grounds:

- Further high density, illuminated signage in this area would be detrimental to its appearance;
- The proposal may also be an issue for Highways: recent works to the Mayors Walks road to try and alter traffic behaviour have occurred due to safety concerns. The addition of further illuminated signage may affect this;
- There are traffic lights and controlled pedestrian crossings in this residential area. Further illuminated signage would be to the detriment of surrounding residential amenity.

## **5 Assessment of the planning issues**

### **Background**

The two storey extension to the site was approved by Planning Committee under 13/00530/FUL, with various conditions imposed on this application. Specifically, Condition 7 states 'no advertisement shall be erected on any elevation of the building other than those expressly authorised by future advertisement consent from the Local Planning Authority'. This was imposed in order to protect the visual appearance of the surrounding area.

An application for advertisement consent was submitted in 2016 under reference 16/01737/ADV. The application was issued with a split decision. Advertisement consent was granted for signage on the shop front fascias of Units 2 - 7 of the building, along with their associated illumination. Advertisement consent was refused to Unit 1. The retrospective advertisement on Unit 1 was considered to be unacceptably harmful to the character and appearance of the surrounding locality.

This application relates specifically to Units 6 and 7 and the specific aluminium advertisements proposed. Their detail has been explained in Section 1 above.

The main considerations are:

- Visual appearance and impact to the surrounding area.
- Highway safety.
- Matters relating to Councillor Murphy's objection.
- Other matters.

#### **a) Visual appearance and impact to the surrounding area.**

Paragraph 67 of the National Planning Policy Framework states that "poorly placed advertisements can have a negative impact on the appearance of the built and natural environment.....Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

Within the Mayors Walk Local Centre and the surrounding area, there is variation in advertisement design to shop fronts. The advertising to the adjacent 'Co-operative' food store and 'Stop and Shop' incorporates a design of letting that projects from the fascia board. However, to the northwest of the site, flat fascia signage is used to the Mystore retail shop and the neighbouring hairdressers.

As indicated in Section 5 under 'Background', application 16/01737/ADV approved the principle of advertisements to Units 2-7. It is not considered that the adverts proposed by this application would be unacceptably harmful to the building's appearance. Each advert's design is in proportion to the fascia boards of each unit, and of a size that would not be unduly prominent against the building. Whilst the appearance of each advertisement could be improved to better relate to the character of the building, it is not considered that this is unacceptably harmful to the surrounding area as a result of the various sign designs within the surrounding area. As such, the scheme could not be refused on this basis, particularly in light of the previous grant of advertisement consent.

The advertisements would be externally illuminated by trough lighting, which would be static and not intermittent. The trough lighting was previously approved under application 16/01737/ADV. Whilst this lighting has not yet been fitted, the principle of illumination was established under this previous application, hence approval in this application is recommended. The slimline nature and design of the external trough lighting allows for these features to be subdued, and as such they would not be considered as heavily prominent against the building's appearance or to the appearance of the surrounding area.

There is a temporary sign above Unit 7 which does not have consent. A condition shall be attached to the decision notice, requiring the temporary advertisement to be removed within 3 months and replaced with the signage proposed in this application. Overall, the proposal is considered to accord with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

## **b) Highway safety.**

The Local Highway Authority has raised no objections. Neither of the advertisements proposed would exceed the 'permitted limits' of illumination, proposed at 600 CD/m. The Local Highway Authority recommend a condition be imposed to ensure the illumination, from the trough lighting, is not visible to the users of the surrounding highways to avoid glare/dazzle to these users. Whilst the principle of the trough lighting has been established and approved under the previous application 16/01737/ADV, the condition shall be imposed for the avoidance of doubt and also to reduce any impact to surrounding neighbour amenity. Subject to the imposition of this condition, the proposal is considered to accord with Policy CS16 of the Peterborough Core Strategy DPD (2012) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

## **c) Matters relating to Councillor Murphy's objection.**

In terms of the issues raised by Councillor Murphy:

- Traffic behaviour and roadworks - Following consultation with the Local Highway Authority, it is not considered that the proposed advertisements would unacceptably affect existing highway safety levels.
- Traffic lights and controlled pedestrian crossings - Through the slimline design of the trough lighting, and the source of illumination to be only projected upon the advertisements themselves, the Local Planning Authority considers that the proposal would not be to the detriment of surrounding neighbour amenity.
- Impact of signage to surrounding area's appearance - For the reasons set out above, it is not considered that any unacceptable visual impacts would result from the proposal.

## **d) Other matters**

In terms of the comments raised by a neighbour to the site:

- The illumination from the previously approved trough lighting would not be coloured and it would be statically illuminated.

The adverts proposed by this application are for a tanning salon 'Golden Bodies' and a beauty salon 'Camilla K. Beauty Salon'. Both of these are sui generis uses. The planning permission for the site is for A1, A2, A3, A4 and A5 uses only. Therefore, planning permission is required to change the use of the units to that proposed. The planning agent has been made aware of this. However, this situation does not make the current application unacceptable, as the Local Planning Authority can only consider matters relating to visual appearance and highway safety when assessing applications for advertisement consent.

## **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 proposal would not unacceptably harm the appearance of the application site or the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).
- The surrounding highways would retain their current levels of safety, in accordance with Policy PP12 of the Peterborough Planning Policies DPD (2012).

## 7 Recommendation

The Director of Growth and Regeneration recommends that Consent to Display Advertisements is

- C 1
1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
  2. No advertisement shall be sited or displayed so as to:
    - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
    - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air, or;
    - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring speed of any vehicle.
  3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
  4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
  5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: In accordance with Schedule 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, or as subsequently amended.

- C 2
- The advertisements, hereby approved, shall be carried out in accordance with the following approved plans
- Existing Floor Plan (Drg No. 13-191-120).
  - Existing Elevations (Drg No. 13-191-121).
  - Proposed Elevations (Drg No. 13-191-123A).
  - Site and Block Plan (Drg No. 13-191-124).

The 'Proposed Ground Floor Plan (Drg No. 13-191-122)' has not been included in the approval of this application. This is because the uses shown within this plan for Units 6 and 7 do not currently have planning permission.

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

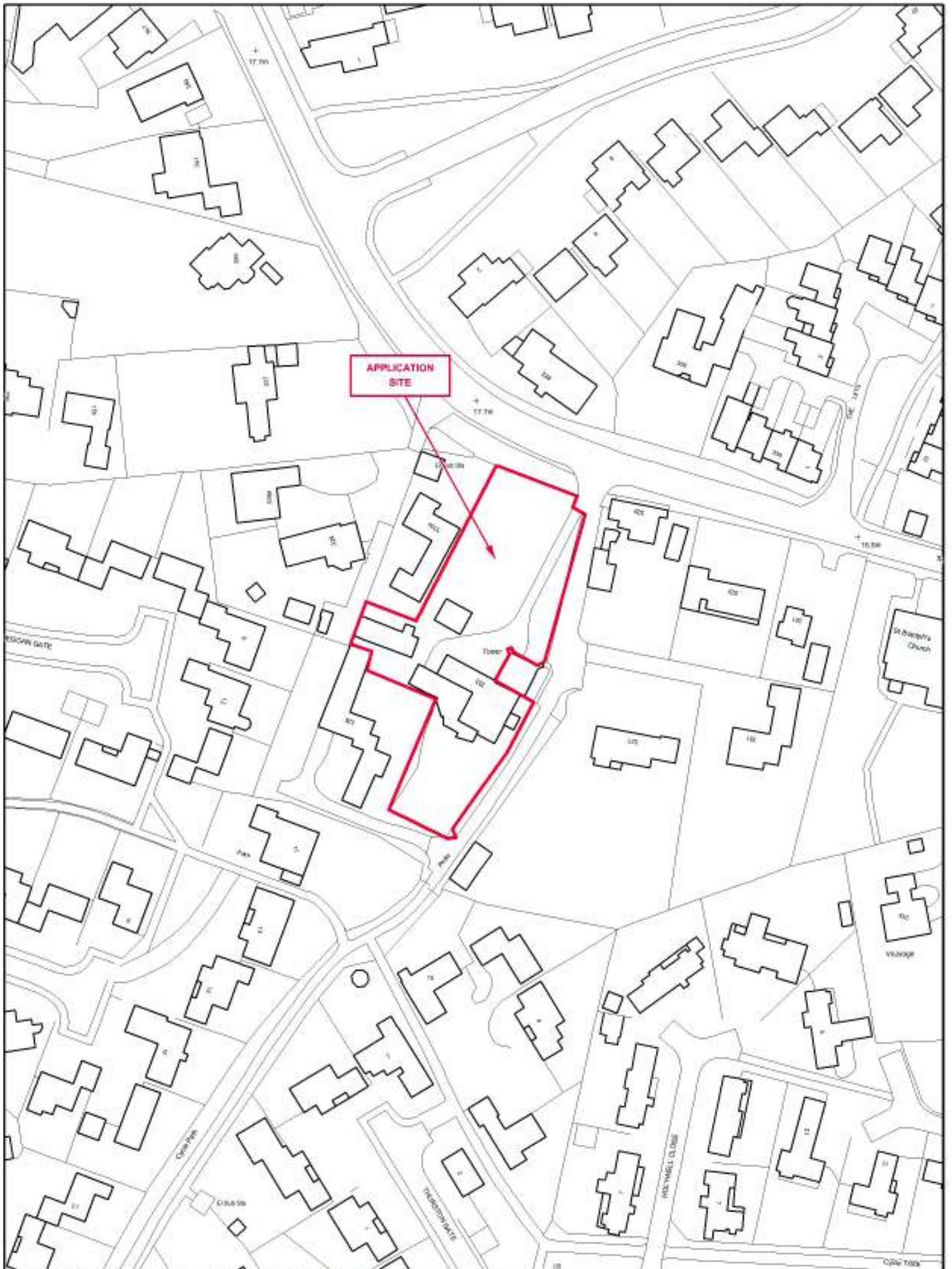
- C 3
- The source of illumination, i.e. the sign mounted light fittings, shall not be directly visible to users of the adjoining public highway. The illumination that emits from these lights shall not exceed 600 CD/m.

Reason: To avoid glare/dazzle which could lead to danger to highway users, in accordance with Policy CS14 of the Peterborough Core Strategy 2011 and PP12 of the adopted Planning Policies DPD (2012)

- C 4 Within three months of the date on the Decision Notice, the retrospective temporary signage to Unit 7 shall be removed and replaced by the permanent signage hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory external appearance to the site and the surrounding area , in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

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**LOCATION PLAN 17/00405/HHFUL**

333 Thorpe Road Peterborough PE3 6LU

**Scale** NTS **Date** 25/4/2017 **Name** AA **Department** Planning Services



**PETERBOROUGH**



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**PCC GIS**

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## Item No. 5.3

### Planning and EP Committee 16 May 2017

**Application Ref:** 17/00405/HHFUL

**Proposal:** Proposed new dormer to garage, repairs to collyweston roof and loft conversion including 3no roof lights all to Tower House

**Site:** 333 Thorpe Road, Peterborough, PE3 6LU,  
**Applicant:** Mr Marco Cereste

**Agent:** Ian Ashworth  
i-lid design ltd

**Referred by:** Director of Growth and Regeneration  
**Reason:** Applicant is an elected member

**Site visit:** 04.04.2017

**Case officer:** Mr D Jolley  
**Telephone No.** 01733 453414  
**E-Mail:** david.jolley@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions and authority being delegated to Officers to review the bat survey, agree appropriate mitigation measures including any additional conditions and any necessary design changes along with any associated changes to the wording of the conditions set out at the end of this report.

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

### Site and Surroundings

The application site is a grade I listed Tower House, located within the Longthorpe Conservation Area, originally built as a stone and Collyweston slate north-south hall circa 1263. The building was heavily rebuilt in the early 19<sup>th</sup> century but a significant amount of the medieval house remains. The present building consists of a former open hall on the west (altered but with its original 14<sup>th</sup> century roof) with a two storeyed cross wing to the east on a north south axis which dates from the late 13<sup>th</sup> century.

The three-storey Tower was added between about 1290 and 1300 to the north east corner of the cross wing house. The Tower is corbelled over a blocked window showing the cross-wing building to be earlier than the Tower. A fourth element was added to the south of the Tower in the second quarter of the 19<sup>th</sup> century when the house was overhauled.

### Proposal

Planning permission is sought for a new 3 light dormer to the garage and the conversion of the loft of the early 19<sup>th</sup> century element to the south of the tower, to provide accommodation by raising the ceiling and inserting a new internal staircase. The roof would be reconstructed, insulated and the existing Collyweston roof slate re-laid. Three roof lights are proposed to the west facing roof.

This application for full planning permission is accompanied by a listed building application 17/00406/LBC.

## 2 Planning History

Reference	Proposal	Decision	Date
17/00406/LBC	Proposed new dormer to garage, repairs to collyweston roof and loft conversion including 3no roof lights all to Tower House	Pending Consideration	

## 3 Planning Policy

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

### Planning (Listed Building and Conservation Areas) Act 1990

#### **Section 66 - General duty as respects listed buildings in exercise of planning functions**

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

#### **Section 72 - General duty as respects conservation areas in exercise of planning functions.**

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the Conservation Area or its setting, or any features of special architectural or historic interest which it possesses.

### National Planning Policy Framework

The National Planning Policy Framework (NPPF 2012) outlines government policy, including its policy in respect of the conservation of the historic environment. Paragraph 8 advises that development should sustain and enhance the significance of heritage assets and great weight is given to conserving designated heritage assets. Section 12 'Conserving and enhancing the historic environment' sets out high level policies concerning heritage and sustainable development. The approach set out in paragraphs 131-139 is of particular relevance.

### Peterborough Core Strategy DPD (2011)

#### **CS16 - Urban Design and the Public Realm**

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

#### **CS17 - The Historic Environment**

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

#### **CS21 - Biodiversity and Geological Conservation**

Development should conserve and enhance biodiversity/ geological interests unless no alternative sites are available and there are demonstrable reasons for the development.

## **Peterborough Planning Policies DPD (2012)**

### **PP02 - Design Quality**

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

### **PP03 - Impacts of New Development**

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.

### **PP16 - The Landscaping and Biodiversity Implications of Development**

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

### **PP17 - Heritage Assets**

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

## **Peterborough Local Plan 2016 to 2036 (Preliminary Draft)**

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document took place between December 2016 and 9 February 2017. The responses are currently being reviewed. At this preliminary stage only limited weight can be attached to the policies set out therein.

## **4 Consultations/Representations**

### **Internal**

#### **Archaeological Officer (05.04.17)**

No objections. The proposed development may affect the Scheduled Monument known as Longthorpe Tower: part of a medieval fortified house (National List entry Number: 1013284). The tower is attached to the north-west corner of an earlier medieval hall (also a Grade I Listed Building). A west wing was attached to the hall in the 17th century, and an eastern wing was added earlier this century, abutting the south wall of the tower. The hall and its wings are not included in the scheduling.

Although the Tower is not part of this scheme, the proposed work may affect its historic fabric. Should this be the case, Scheduled Monument Consent must be obtained from Historic England in advance of work, including proposed improvements. Recommend that Historic England are consulted on this application.

#### **PCC Conservation Officer (26.04.17)**

No objections. Overall, subject to conditions regarding the laying of the Collyweston slate and agreement on conservation style rooflights with symmetrical appearance of a central vertical glazing bar and located low in the roof plane the work can be supported. The main impact on earlier fabric, though mid-19<sup>th</sup> century fabric, is the raising of the ceiling and insertion of the stairs. The first floor room itself has been sub-divided to form a bedroom, toilet and dressing room in the past.

The garage dates from the 1990's and the work does not require listed building consent. The insertion of the three light dormer window is not visible from Thorpe Road and the wider Conservation Area. The dormer window will not affect the setting of the listed building.

Conditions regarding the use of a through coloured render (to be agreed), and detail of the window (flush fitting timber casement advised) should be imposed.

From a heritage consideration the proposed work to the listed building is supported. The work, and subsequent repair of the south wall of the Tower are considered not to have an adverse impact on the listed building and would accord with section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 and is in accordance with Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012) and the National Planning Policy Framework (Heritage considerations).

The three light dormer window to the garage will preserve the character and appearance of the Longthorpe Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and is in accordance with Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012), and the National Planning Policy Framework (Heritage considerations)

**PCC Tree Officer** (3.05.2017)

No objections. No further tree information is required.

**PCC Wildlife Officer** (3.05.2017)

Holding objection subject to the submission of a bat survey and the agreement of appropriate mitigation measures.

**External**

**Historic England** (13.04.2017)

No objections. The proposed works to the roof of the 19<sup>th</sup> century range of the house would require Scheduled Monument Consent (SMC) in addition to listed building consent where they impact on the fabric of the adjoining tower. We suggest that you seek the views of your specialist conservation and archaeological advisers as relevant. It is not necessary for Historic England to be consulted on this application again unless there are material changes to the proposals.

**Ancient Monuments Society**

No comments received

**Georgian Group**

No comments received

**Society for Protection of Ancient Buildings**

No comments received

**Victorian Society**

No comments received

**Council for British Archaeology**

No comments received

**Twentieth Century Society**

No comments received

**The Woodland Trust**

No comments received

## Forestry Commission

No comments received

## Local Residents/Interested Parties

Initial consultations: 5

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No representations have been received in relation to the proposal.

## **5 Assessment of the planning issues**

The main considerations are

- The impact of the works upon the Listed Building
- The impact of the works upon the Longthorpe Conservation Area
- The ecological/tree impacts
- Impact upon neighbour amenity

### **1. The Impact of the works upon the Listed Building**

Planning permission is sought for two separate elements. The first element is the conversion of the loft to a bedroom which includes the reconstruction of the existing roof, the raising of an internal ceiling, insulation of the roof and the replacing of the existing Colleyweston slate along with the insertion of three roof lights. The second element of work involves the insertion of a dormer window into the existing garage.

As set out under section 1 above, the application site is a grade 1 listed building. Under Section 66 of the Town and County Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities have a duty when considering development which affects a listed building to have special regard to the desirability to preserving their listed buildings, their special features and their setting. The National Planning Policy Framework advises that development should sustain and enhance the significance of heritage assets and great weight is given to conserving designated heritage assets. Local Plan policies are consistent with the advice in this framework.

Having reviewed the proposals no objections have been received from either the Council's Conservation Officer or Historic England. The Council's Conservation Officer has advised that the opportunity to re-roof the property is timely as the existing Colleyweston slate has been patched paired since it was re-laid in 1960. The works, including the raising of the ceiling internally and the laying of insulation will not alter the profile or height of the roof. The three roof lights will not be readily visible from the curtilage.

Photographs of the loft space submitted with the application show that the two purlins carrying the loft roof go into the wall of the Tower. A significant crack in the Tower wall is visible and also cracking around each purlin and the wall, particularly on the east roof side purlin. It is likely that the cracking has been caused by the weight of the roof. The agent has therefore agreed to an alternative roof design whereby the existing purlins are cut off at the wall and new purlins are taken by the stud wall which is independent of the Tower wall. The existing cracks can then be repaired. In this way, the long term condition of this part of the Tower can be satisfactorily addressed.

Subject to the imposition of conditions regarding the laying of the Colleyweston slate and agreement on the conservation style rooflights with symmetrical appearance of a central vertical glazing bar and located low in the roof plane the Conservation Officer has advised that the works can be supported and would not result in any harm being caused to this heritage asset. The re-

roofing of the loft area and the amended roof design have a benefit which will help preserve this heritage asset.

With regard to the second element of the works, the insertion of the dormer window to the garage, this does not require listed building consent. The window would not any impact upon the setting of the Listed Building.

As indicated above, no objections have been received from Historic England. It has confirmed that Schedule Monument Consent will be required for the works. This Consent will need to be obtained by the applicant separately to planning permission/Listed Building Consent.

The proposal is considered to be acceptable as it would protect and preserve this grade 1 listed building. It is therefore in accordance with section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the National Planning Policy Framework, policy CS17 of the adopted Core Strategy and policy PP17 of the adopted Planning Policy Framework.

## **2. The Impact of the works upon the Longthorpe Conservation Area**

As indicated under section 1 the application site is located within the Longthorpe Conservation Area. Section 72(1) of the Town and Country Planning Act 1990 places a duty on the LPA to pay 'special regard' to the desirability of preserving or enhancing the special character or appearance of conservation areas. The policies in the NPPF seek positive improvement in conservation areas.

The works to the roof of the loft will not alter the profile or height of the roof. As such they will not have any impact upon the Conservation Area. Neither will the rooflights be visible from outside of the site. Similarly it is not considered that the three light dormer window to the garage would be visible from Thorpe Road and the wider Conservation Area.

As such it is considered that the works will preserve the character and appearance of the Longthorpe Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Section 12 of the National Planning Policy Framework, policy CS17 of the adopted Core Strategy and policy PP17 of the adopted Peterborough Planning Policies DPD (2012).

## **3. The ecological/tree impacts**

### *Ecological Impacts*

The application is supported by an Ecological Survey. This found evidence of Brown Long-eared bats in the roof space of the house. The report recommends that two activity surveys are carried out to confirm the species of bat present, the number of bats and how they are using the roof space.

The further surveys are currently being undertaken. They need to be done during the activity season which runs from May to September. On receipt they will need to be reviewed and any appropriate mitigation measures agreed. There is a possibility that some design changes may need to be made as a result in order to accommodate and mitigation for the bats, but until the further surveys have been received this cannot be confirmed. It is therefore recommended that authority be delegated to Officers to review the further surveys, impose any necessary and relevant conditions relating to the bats and to secure any appropriate design changes along with any further changes to the conditions.

### *Tree Impacts*

No objections have been received from the Council's Tree Officer who has confirmed that no further tree information is required given the low potential for adverse on the onsite trees.

## **4. Impacts upon Neighbour Amenity**

The proposed new dormer window to the garage would allow some views towards the neighbouring property to the south number 325 Thorpe Road. However, there would be a

separation distance of some 30 metres. It is not therefore considered that any unacceptable loss of privacy to this neighbour would result. Given the location of the garage and the dormer window no clear views towards the neighbouring property to the west number 333a Thorpe Road would be possible. Other neighbouring properties to the west are located some 45 metres away. As such no undue overlooking would result. There would be no views of the neighbouring properties to the east as the main house and the Tower block these.

It is not considered that there would be any overlooking from the rooflights inserted into the main roof as these will look forwards other parts of the roof.

The proposal is therefore considered to comply with policy PP3 of the adopted Planning Policies DPD.

## **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 the weighing against relevant policies of the development plan and specifically:-

- The proposal would protect and preserve the setting of this grade 1 listed building subject to the imposition of conditions. The proposal therefore complies with section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the National Planning Policy Framework, policy CS17 of the adopted Core Strategy and policy PP17 of the adopted Planning Policy Framework.
- Subject to conditions, the works will preserve the character and appearance of the Longthorpe Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Section 12 of the National Planning Policy Framework, policy CS17 of the adopted Core Strategy and policy PP17 of the adopted Peterborough Planning Policies DPD (2012).
- Bats have been identified on the site. However it is considered that subject to further surveys and agreement of appropriate mitigation measures that the impact can be acceptably mitigated in accordance with policy CS21 of the adopted Core Strategy and policy PP16 of the adopted Planning Policies DPD.
- The proposal would not have any adverse impact upon existing trees in accordance with policy PP16 of the adopted Planning Policies DPD.
- The proposal would not have any adverse impact upon neighbour amenity and therefore accords with policy PP3 of the adopted Planning Policies DPD.

## **7 Recommendation**

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions and authority being delegate to Officers to review the further bats surveys, agree appropriate mitigation measures including adding any additional conditions and/or any design changes to the scheme with any appropriate changes to the conditions set out below as maybe appropriate.

- 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).

- C2 The development hereby approved shall be carried out in accordance with the following approved details:-  
 227-01SD01-2 Proposed House Floor Plans and Elevations  
 - 277-01SD01-3 Rev A Garage Plan  
 - 227-01SK01-4 Proposed House Detail  
 - 277-01SD01-5 Existing House Plans and Elevations  
 - 277-01SD01 Rev A Existing house plans and location plan  
 - 277-01SK01-3 Rev A Proposed Garage Plans and Elevations  
 - 277-01SK-1 Rev C Proposed Garage Plans and Elevations  
 - Longthorpe Tower- phased plan  
 -
- Reason: In order to ensure that the development complies with that which has been applied for.
- C3 Notwithstanding the approved plans, the roof covering shall be Collyweston slate and carried out in accordance with the City Council's "Minimum Specification for Collyweston Slating".
- Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).
- C4 Prior to the commencement of the loft conversion works a scaled cross section drawing (1:2) and elevation drawing (1:10), of the studwork gable and stairs adjacent to the Tower wall showing their separation off the Tower wall shall be submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken on site in accordance with the approved details.
- Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).
- C5 Notwithstanding the approve plans, prior to their installation details of the proposed rooflights shall be submitted to, and approved in writing by, the Local Planning Authority. The roof lights shall be of traditional appearance and include a central glazing bar. Works shall be undertaken on site in accordance with the approved details.
- Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).
- C6 Notwithstanding the approved plans the rainwater goods shall be cast iron, painted black with half round gutters and set on rise-and-fall brackets. The verges to the south gable shall be plainly pointed.
- Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).



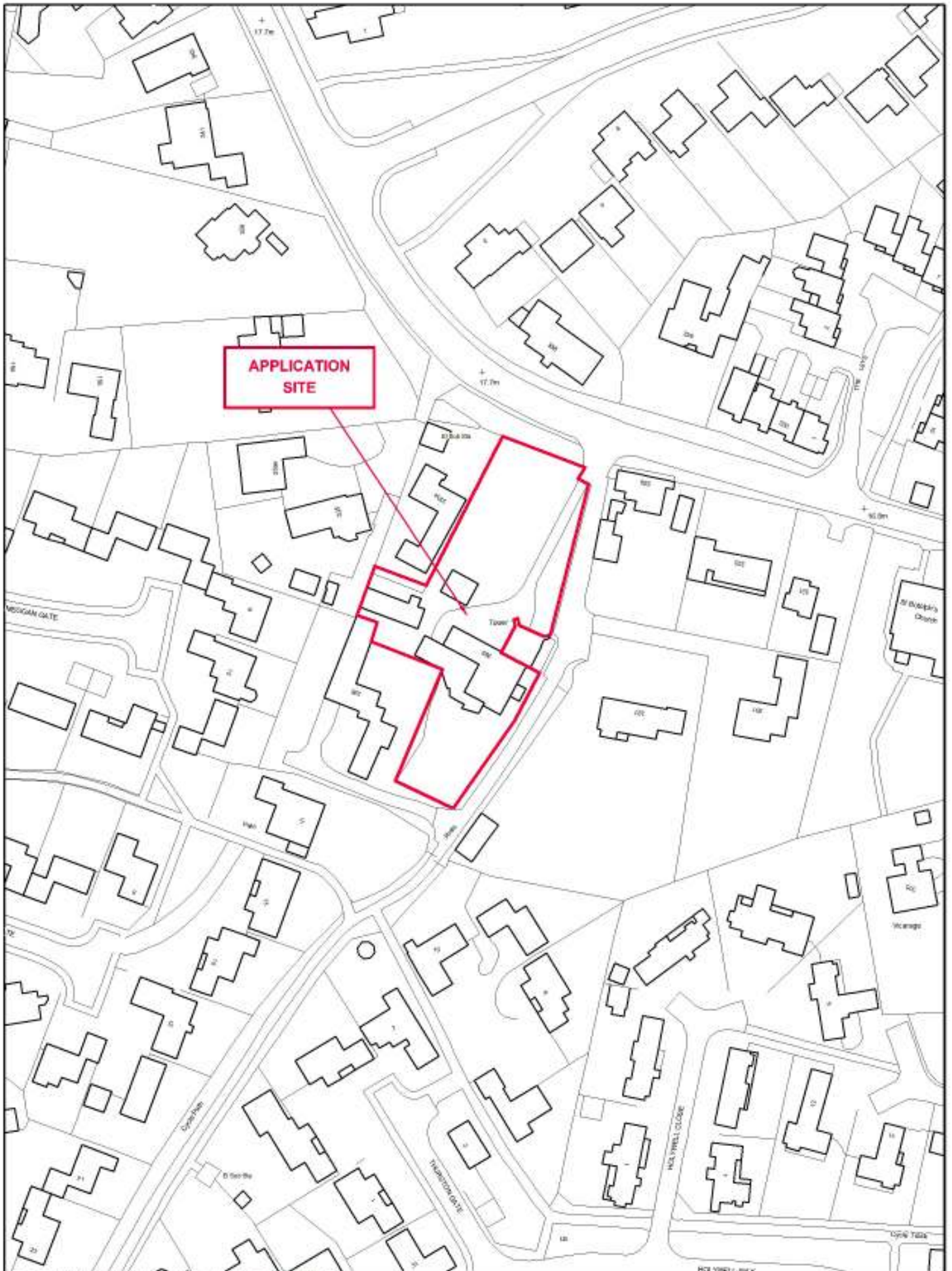
- C7 Notwithstanding the approved details the render to the side cheeks of the dormer window to the garage shall be lime rich to a specification to be submitted to and approved in writing by the Local Planning Authority prior to its installation. Details of the finish of the render, including colour, shall also be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

- C8 Notwithstanding the approved details prior to any works to the garage details of the new window, including details of glazing bars and details of finish shall be submitted to, and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken on site in accordance with the approved details. The windows shall be side-hung flush fitting casements and have symmetrical elevations, with fixed and opening lights of the same dimensions.

Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

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**LOCATION PLAN 17/00406/LBC**

333 Thorpe Road Peterborough PE3 6LU

**Scale** NTS      **Date** 27/4/2017      **Name** AA Department Planning Services



**PETERBOROUGH**



CITY COUNCIL

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## Item No.5.4

### Planning and EP Committee 16 May 2017

<b>Application Ref:</b>	17/00406/LBC
<b>Proposal:</b>	Proposed new dormer to garage, repairs to collyweston roof and loft conversion including 3no roof lights all to Tower House
<b>Site:</b>	333 Thorpe Road, Peterborough, PE3 6LU,
<b>Applicant:</b>	Mr Marco Cereste
<b>Agent:</b>	Ian Ashworth i-lid design ltd
<b>Referred by:</b>	Director of Growth and Regeneration
<b>Reason:</b>	Applicant is an elected member
<b>Site visit:</b>	04.04.2017
<b>Case officer:</b>	Mr D Jolley
<b>Telephone No.</b>	01733 453414
<b>E-Mail:</b>	david.jolley@peterborough.gov.uk
<b>Recommendation:</b>	<b>GRANT</b> subject to relevant conditions with authority being delegated to Officers to agree any design changes along with any changes to/ further conditions as maybe required to ensure suitable mitigation for bats.

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

### Site and Surroundings

The application site is a grade I listed Tower House, located within the Longthorpe Conservation Area, originally built as a stone and Collyweston slate north-south hall circa 1263. The building was heavily rebuilt in the early 19<sup>th</sup> century but a significant amount of the medieval house remains. The present building consists of a former open hall on the west (altered but with its original 14<sup>th</sup> century roof) with a two storeyed cross wing to the east on a north south axis which dates from the late 13<sup>th</sup> century.

The three-storey Tower was added between about 1290 and 1300 to the north east corner of the cross wing house. The Tower is corbelled over a blocked window showing the cross-wing building to be earlier than the Tower. A fourth element was added to the south of the Tower in the second quarter of the 19<sup>th</sup> century when the house was overhauled.

### Proposal

Listed building consent is sought for the conversion of the loft of the early 19<sup>th</sup> century element to the south of the Tower to provide accommodation by raising the ceiling and inserting a new internal staircase. The roof would be reconstructed, insulated and the existing Collyweston roof slate re-laid. Three roof lights are proposed to the west facing roof.

The plans also include a new 3 light dormer to the garage. However, this does not require listed building consent. This element of the scheme is not, therefore, considered further under this application.

This application is accompanied by a full planning application 17/00405/HHFUL.

## **2 Planning History**

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
17/00405/HHFUL	Proposed new dormer to garage, repairs to collyweston roof and loft conversion including 3no roof lights all to Tower House	Pending Consideration	

## **3 Planning Policy**

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

### **Planning (Listed Building and Conservation Areas) Act 1990**

#### **Section 66 - General duty as respects listed buildings in exercise of planning functions**

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

### **National Planning Policy Framework**

The National Planning Policy Framework (NPPF 2012) outlines government policy, including its policy in respect of the conservation of the historic environment. Paragraph 8 advises that development should sustain and enhance the significance of heritage assets and great weight is given to conserving designated heritage assets. Section 12 'Conserving and enhancing the historic environment' sets out high level policies concerning heritage and sustainable development. The approach set out in paragraphs 131-139 is of particular relevance.

### **Peterborough Core Strategy DPD (2011)**

#### **CS17 - The Historic Environment**

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

### **Peterborough Planning Policies DPD (2012)**

#### **PP17 - Heritage Assets**

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

### **Peterborough Local Plan 2016 to 2036 (Preliminary Draft)**

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document took place between December 2016 and 9 February 2017. The responses are currently being reviewed. At this preliminary stage only limited weight can be attached to the policies set out therein.

## **4 Consultations/Representations**

### **Internal**

#### **PCC Conservation Officer (26.04.17)**

No objections. Overall, subject to conditions regarding the laying of the Collyweston slate and agreement on conservation style rooflights with symmetrical appearance of a central vertical glazing bar and located low in the roof plane the work can be supported. The main impact on earlier fabric, though mid-19<sup>th</sup> century fabric, is the raising of the ceiling and insertion of the stairs. The first floor room itself has been sub-divided to form a bedroom, toilet and dressing room in the past.

The garage dates from the 1990's and the work does not require listed building consent. The insertion of the three light dormer window is not visible from Thorpe Road and the wider Conservation Area. The dormer window will not affect the setting of the listed building.

Conditions regarding the use of a through coloured render (to be agreed), and detail of the window (flush fitting timber casement advised) should be imposed.

From a heritage consideration the proposed work to the listed building is supported. The work, and subsequent repair of south wall of the Tower are considered not to have an adverse impact on the listed building and would accord with section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 and is in accordance with Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012) and the National Planning Policy Framework (Heritage considerations).

The three light dormer window to the garage will preserve the character and appearance of the Longthorpe Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and is in accordance with Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012), and the National Planning Policy Framework (Heritage considerations)

### **External**

#### **Historic England (13.04.2017)**

No objections. The proposed works to the roof of the 19<sup>th</sup> century range of the house would require Scheduled Monument Consent (SMC) in addition to listed building consent where they impact on the fabric of the adjoining tower. We suggest that you seek the views of your specialise conservation and archaeological advisers as relevant. It is not necessary for Historic England to be consulted on this application again unless there are material changes to the proposals.

#### **Ancient Monuments Society**

No comments received

#### **Georgian Group**

No comments received

#### **Society for Protection of Ancient Buildings**

No comments received

#### **Victorian Society**

No comments received

#### **Council for British Archaeology**

No comments received

## Twentieth Century Society

No comments received

### Local Residents/Interested Parties

Initial consultations: 6

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No representations have been received in relation to the proposal.

## 5 Assessment of the planning issues

The main considerations are

- The impact of the works upon the Listed Building

### 1. The Impact of the works upon the Listed Building

Listed building consent is sought for the conversion of the loft to a bedroom which includes the reconstruction of the existing roof, the raising of an internal ceiling, insulation of the roof and the replacing of the existing Colleyweston slate along with the insertion of three roof lights.

As set out under section 1 above, the application site is a grade 1 listed building. Under Section 66 of the Town and County Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities have a duty when considering development which affects a listed building to have special regard to the desirability to preserving their listed buildings, their special features and their setting. The National Planning Policy Framework advises that development should sustain and enhance the significance of heritage assets and great weight is given to conserving designated heritage assets. Local Plan policies are consistent with the advice in this framework.

Having reviewed the proposals no objections have been received from either the Council's Conservation Officer or Historic England. The Council's Conservation Officer has advised that the opportunity to re-roof the property is timely as the existing Colleyweston slate has been patched paired since it was re-laid in 1960. The works, including the raising of the ceiling internally and the laying of insulation will not alter the profile or height of the roof. The three roof lights will not be readily visible from the curtilage.

Photographs of the loft space submitted with the application show that the two purlins carrying the loft roof go into the wall of the Tower. A significant crack in the Tower wall is visible and also cracking around each purlin and the wall, particularly on the east roof side purlin. It is likely that the cracking has been caused by the weight of the roof. The agent has therefore agreed to an alternative roof design whereby the existing purlins are cut off at the wall and new purlins are taken by the stud wall which is independent of the Tower wall. The existing cracks can then be repaired. In this way, the long term condition of this part of the Tower can be satisfactorily addressed.

Subject to the imposition of conditions regarding the laying of the Colleyweston slate and agreement on the conservation style rooflights with symmetrical appearance of a central vertical glazing bar and located low in the roof plane the Conservation Officer has advised that the works can be supported. The impact upon the earlier fabric, though 19<sup>th</sup> century, is the raising of the ceiling and insertion of the stairs. The first floor room itself has been subdivided to form a bedroom, dressing room and toilet in the past. Given the previous alterations that have been undertaken the works are considered to be acceptable and would not result in any harm being caused to this heritage asset. The re-roofing of the loft area and the amended roof design have a benefit which will help preserve this heritage asset.



As indicated above, no objections have been received from Historic England. It has confirmed that Schedule Monument Consent will be required for the works. This Consent will need to be obtained by the applicant separately to planning permission/Listed Building Consent.

The proposal is considered to be acceptable as it would protect and preserve this grade 1 listed building. It is therefore in accordance with section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the National Planning Policy Framework, policy CS17 of the adopted Core Strategy and policy PP17 of the adopted Planning Policy Framework.

An Ecological Survey has been submitted in support of the full planning application. This has found evidence of Brown Long-eared bats in the roof space of the house. The report recommends that two activity surveys are carried out to confirm the species of bat present, the number of bats and how they are using the roof space.

The further surveys are currently being undertaken. They need to be done during the activity season which runs from May to September. On receipt they will need to be reviewed and any appropriate mitigation measures agreed. There is a possibility that some design changes may need to be made as a result in order to accommodate and mitigate for the bats but until the further surveys have been received this cannot be confirmed. It is therefore recommended that authority be delegated to Officers to agree any necessary changes to this listed building application along with associated changes to or any further conditions.

## **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 the weighing against relevant policies of the development plan and specifically:-

-The proposal would protect and preserve the setting of this grade 1 listed building subject to the imposition of conditions. The proposal therefore complies with section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the National Planning Policy Framework, policy CS17 of the adopted Core Strategy and policy PP17 of the adopted Planning Policy Framework.

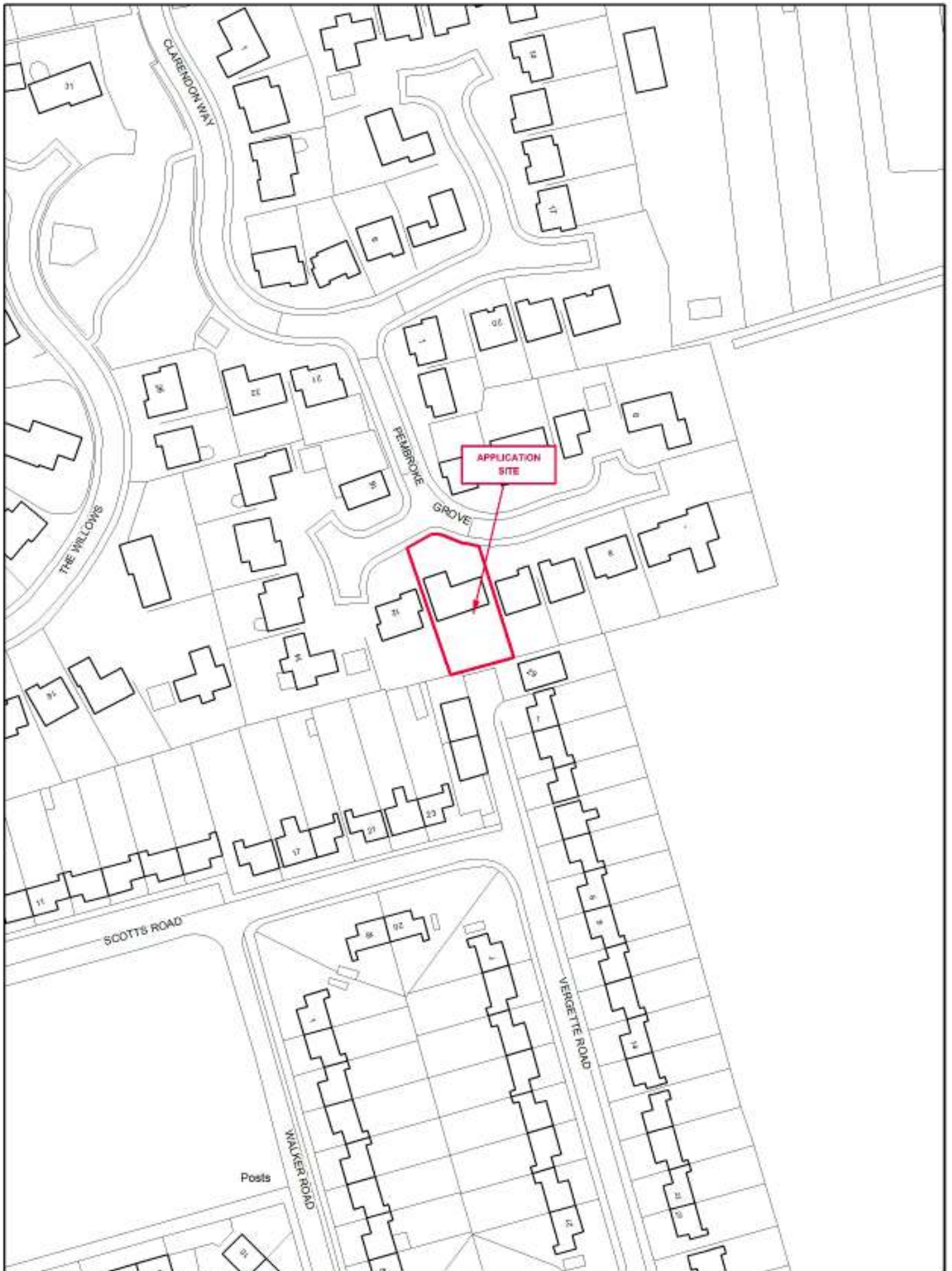
## **7 Recommendation**

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions with authority being delegated to Officers to make any appropriate changes to the application following receipt of the further bat surveys/required mitigation measures along with any changes to the conditions or any further conditions which maybe required as a result.

- C 1 works to which this consent relates shall be begun no later than the expiration of three years beginning with the date of this decision notice.

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- C2 The development hereby approved shall be carried out in accordance with the following approved details:-  
 227-01SD01-2 Proposed House Floor Plans and Elevations  
 - 227-01SK01-4 Proposed House Detail  
 - 277-01SD01-5 Existing House Plans and Elevations  
 - 277-01SD01 Rev A Existing house plans and location plan  
 - Longthorpe Tower- phased plan  
 -  
 Reason: In order to ensure that the development complies with that which has been applied for.
- C3 Notwithstanding the approved plans, the roof covering shall be Collyweston slate and carried out in accordance with the City Council's "Minimum Specification for Collyweston Slating".  
 Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).
- C4 Prior to the commencement of the loft conversion works a scaled cross section drawing (1:2) and elevation drawing (1:10), of the studwork gable and stairs adjacent to the Tower wall showing their separation off the Tower wall shall be submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken on site in accordance with the approved details.  
 Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).
- C5 Notwithstanding the approved plans, prior to their installation details of the proposed rooflights shall be submitted to, and approved in writing by, the Local Planning Authority. The roof lights shall be of traditional appearance and include a central glazing bar. Works shall be undertaken on site in accordance with the approved details.  
 Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).
- C6 Notwithstanding the approved plans the rainwater goods shall be cast iron, painted black with half round gutters and set on rise-and-fall brackets. The verges to the south gable shall be plainly pointed.  
 Reason: In order to preserve the special architectural and historic character of the building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).



**LOCATION PLAN 17/00629/HHFUL**  
 11 Pembroke Grove Ginton Peterborough PE6 7LG

**Scale** NTS **Date** 25/4/2017 **Name** AA **Department** Planning Services



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## Item No.5.5

### Planning and EP Committee 16 May 2017

**Application Ref:** 17/00629/HHFUL

**Proposal:** Single storey rear extension

**Site:** 11 Pembroke Grove, Glinton, Peterborough, PE6 7LG

**Applicant:** Mr & Mrs B Page

**Agent:** Mr Tony Pignatiello  
M.A.P. Design Services

**Referred by:** Head of Development and Construction

**Reason:** Agent is a member of staff

**Site visit:** 25.04.2017

**Case officer:** Miss Sundas Shaban

**Telephone No.** 01733 453504

**E-Mail:** sundas.shaban@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions and no objections being received from Glinton Parish Council

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

### Site description

The application site is located within the Glinton Village Envelope. It comprises a large red brick two storey detached dwelling. The property is set back from the road by approximately 10 metres and benefits from a large garden to the front and rear. It has an attached double garage projecting to the front and a driveway for additional off-street parking. The rear garden is enclosed by 2 metre close boarded fence and overlooks Vergette Road, which is located to the south. The area is primarily residential with properties sitting on large plots, similar in size but varying in character.

### Proposal

The application seeks planning permission for a ground floor extension to the rear of the property. The extension would measure 4.3 metres (length) x 10.3 metres (width). It would have a mono-pitched roof with an overall height of 3.4 metres (2.4 metres to the eaves). The external materials of the extension would match the existing dwelling. Three roof lights are proposed and a large window and patio doors on the rear elevation.

## 2 Planning History

Reference	Proposal	Decision	Date
17/00325/CLP	Single storey rear extension	Refused	24/03/2017

## 3 Planning Policy

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

## **Peterborough Core Strategy DPD (2011)**

### **CS16 - Urban Design and the Public Realm**

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

## **Peterborough Planning Policies DPD (2012)**

### **PP02 - Design Quality**

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

### **PP03 - Impacts of New Development**

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.

## **Peterborough Local Plan 2016 to 2036 (Preliminary Draft)**

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document took place between December 2016 and 9 February 2017. The responses are currently being reviewed. At this preliminary stage only limited weight can be attached to the policies set out therein.

## **4 Consultations/Representations**

### **Glington Parish Council**

The formal consultation period on the application expired on 2 May 2017. Glington Parish Council has asked for an extension of time as its next meeting is not until the 16 May 2017 which is the date of the committee. The Parish Council has set up a working group which will initially review the application and provide provisional comments. The Parish Council's final formal response will be confirmed at its meeting on 16 May. Officer recommendation (set out in Section 7) has therefore been adjusted. The application is recommended for approval subject to no objections formally being received from Glington Parish Council following its consideration of the application on 16 May 2017.

### **PCC Tree Officer**

No comments received.

### **Local Residents/Interested Parties**

Initial consultations: 6

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No letters of representation have been received from local residents/interested parties.

## **5 Assessment of the planning issues**

### **Design and impact on the character of the area**

It is considered that although the footprint of the extension is quite large it still respects the size and character of the existing dwelling and the area. Due to the location of the property there would be views of the proposed extension from Vergette Road. However, the use of matching materials is proposed so it would not appear odd or out of keeping with the existing dwelling. The roof would be

mon-pitched and follow the design of the existing house, thereby providing a unifying element and resulting in the extension to almost blend into the existing house

In light of its design and sympathetic materials it is not considered that any unacceptable visual impact would result from the proposed extension. The proposal is therefore not considered to have any adverse impact upon the visual appearance of the surrounding street scene in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

### **Neighbour amenity**

The nearest neighbours are to the east and west (no's 10 and 12 Pembroke Grove).

Due to the application site being located on a bend the neighbour to the east (no.10) is set slightly further back therefore it projects approximately 4 metres from the rear elevation of the application site. The proposed extension would therefore only project approximately 0.3 metres from their rear elevation. This level of projection is considered to be very minor and would not result in any significant adverse impact in terms of overbearing impact or overshadowing.

With regards to the neighbour to the west, no.12, this currently has a conservatory to the rear which projects approximately 4 metres from the rear elevation of the application site. The proposed extension would therefore only project by approximately 0.3 metres beyond their rear elevation. Some overshadowing will result when the sun is due east, however, due to the small projection any overshadowing will be minimal and within acceptable limits.

Properties to the south are located a considerable distance from the proposed extension (approximately 15 metres) therefore it is not considered any impact would result upon their amenity in terms of overbearing or overshadowing.

A Certificate of Lawfulness was sought for the proposed extension, however due to the extension exceeding 4 metres in depth it could not be considered as lawful. The proposed extension would only be 0.3 metres over what could be done under permitted development and is within the limitations of the Prior Approval scheme. The applicant could erect a rear extension of up to 8 metres with no neighbour objections. Given how close the scheme is to being permitted development it is considered that the application could be reasonably refused. No neighbour objections have been received.

It is not considered that the application would result in any unacceptable adverse impact upon the amenities of neighbouring occupants, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

### **Trees**

No comments were made by the Tree Officer. There are no trees within close proximity of the proposed extension therefore there are no arboricultural implications.

## **6 Conclusions**

Subject to the imposition of the attached conditions and no objections from Glington Parish Council, 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 proposal would not result in an unacceptable impact to the character, appearance or visual amenity of the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).
- the proposal would not result in unacceptable impact upon the amenities of neighbouring occupants, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

## 7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions and no objections formally being received from Glinton Parish Council following its consultation of the application on 16 May 2017:

- 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location plan
- Existing floor, elevations and block plans - 001
- Proposed floor and elevations - 002
- Sections and notes - 003

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





**LOCATION PLAN 17/00338/HHFUL**  
 11 Broadway Gardens Peterborough PE1 4DU

**Scale** NTS      **Date** 27/4/2017      **Name** AA      **Department** Planning Services



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## Item No. 5.6

### Planning and EP Committee 16 May 2017

**Application Ref:** 17/00338/HHFUL

**Proposal:** Single storey extension to the rear and side of the property

**Site:** 11 Broadway Gardens, Peterborough, PE1 4DU,  
**Applicant:** Mr & Mrs J Covell

**Agent:** Mr Tony Pignatiello  
M.A.P. Design Services

**Referred by:** The Director of Growth and Regeneration

**Reason:** The agent is an employee of the Authority

**Site visit:** 08.03.2017

**Case officer:** Mr M Roberts  
**Telephone No.** 01733 454410  
**E-Mail:** mike.roberts@peterborough.gov.uk

**Recommendation:** Grant subject to conditions

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

### The site and surrounding area

Broadway Gardens principally consists of detached dwellings and it is situated within the Park Conservation Area. It comprises of a long cul-de-sac with the dwellings generally set well back from the pavements. This provides a pleasant residential environment. The application dwelling, no.11 Broadway Gardens, is a detached 3 bedroom dwelling.

The front elevation of no.11 is set back from the front elevation of no.9 Broadway Gardens to the south. The shared rear boundary of these two dwellings comprises the side boundary of the garage of no.11.

To the north side no.13 is a detached dwelling that has its entire two storey south facing elevation close to the boundary with no.11. The rear elevation of no.11 is set approximately 9m rearwards of the rear elevation (that includes a conservatory) of no.13.

### The proposal

The proposal is for a single storey flat roof extension to the rear that is to be linked to the part conversion of the existing garage.

The single storey rear extension is to span the whole width of the rear elevation of the dwelling measuring 7.15m. It will extend rearwards to a maximum depth of 5.8m. The rear elevation of the extension is to be close to the two storey side, south facing elevation, of no.13 Broadway Gardens. The extension will provide an enlarged kitchen, dining room and lounge.

The conversion of the first initial 5.8m of the existing garage is for a utility room. This will link to the side of the proposed rear extension. The existing garage has a parapet wall above the garage door. This feature is to remain with the front elevation to have a door and window. The roof of the garage has a very shallow mono-pitch slope down from south to north. This is to be replaced with a flat roof. This will not involve an increase in the height of the south facing flank elevation of the garage that forms the boundary with that of no.9 Broadway Gardens. The height will remain at 2.76m.

## **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 Core Strategy DPD (2011)**

#### **CS16 - Urban Design and the Public Realm**

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

#### **CS17 - The Historic Environment**

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

### **Peterborough Planning Policies DPD (2012)**

#### **PP02 - Design Quality**

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

#### **PP03 - Impacts of New Development**

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.

#### **PP17 - Heritage Assets**

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

### **Peterborough Local Plan 2016 to 2036 (Preliminary Draft)**

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document took place between December 2016 and 9 February 2017. The responses are currently being reviewed. At this preliminary stage only limited weight can be attached to the policies set out therein.

## **4 Consultations/Representations**

### **Victoria Park Residents Association**

No comments received

### **PCC Conservation Officer (15.03.17)**

The extension is single storey and located to the rear of the property and will therefore have little impact on the character and appearance of the conservation area.

### **Recommendation:**

From a heritage consideration the proposed works can be supported. It is considered that the work will preserve the character and appearance of the Park Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and is in accordance with Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012) and the National Planning Policy Framework (Heritage considerations)

### **Local Residents/Interested Parties**

Initial consultations: 6

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No objections have been received from the occupiers of the adjacent residential properties.

## **5 Assessment of the planning issues**

### **Planning Issues**

#### **The design of the extension**

The rear extension will not be visible from within the two adjacent dwellings and it will not be prominent within the curtilages of these dwellings. Being only single storey it will not be a prominent feature. This being the case the design of the extension and its relationship to the host dwelling is considered acceptable. The part conversion of the existing garage will be barely noticeable within the street scene.

#### **The impact of the extension upon the character and appearance of the Park Conservation Area**

As the extension is to be to the rear of the dwelling it would have no impact upon the character and appearance of the Park Conservation Area. The Conservation Officer has raised no objections

#### **The impact of the extension upon the amenities of the occupiers of the adjacent residential properties**

##### **No.9 Broadway Gardens**

As the height of the south facing wall of the garage will not alter there will be no material physical impact upon the amenities of the occupiers of no.9. The remaining area of brick wall along the shared boundary will remain at its current height. A condition is recommended to restrict the insertion of windows in the south elevation of the converted garage in the interest of the privacy of the residents of no.9.

## **No.13 Broadway Gardens**

The rear elevation of the extension will be aligned close to the two storey rear elevation of no.13. Beyond that for a distance of 3.8m is the side brick wall of a conservatory of no.13. The occupiers of the no.13 will only be able to view the extension from within their rear garden. No.13 has no windows in its south facing elevation to be affected by the rear extension. The relationship between the extended dwelling and no.13 will be satisfactory and the amenities of the occupiers of no.13 will not be adversely affected.

## **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:

- o The conversion of part of the existing garage and the rear extension to the dwelling would not adversely impact upon the character and appearance of the conservation area in accordance with policy PP17 of the Peterborough Planning Policies DPD
- o The part conversion of the garage to a habitable room and the rear extension would not impact upon the amenities of the occupiers of the two adjoining dwellings in accordance with policy PP3 of the Peterborough Planning Policies DPD.

## **7 Recommendation**

The Director of Growth and Regeneration recommends that Planning Permission is APPROVED 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 No development shall take place until details of the brick type for the external walls of the extension and for the conversion of the garage have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 3 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re enacting that Order with or without modification), no windows shall be inserted into the south facing flank elevation of the utility room hereby approved.

Reason: In order to protect the amenity of the adjoining occupiers, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD and policy PP3 of the Peterborough Planning Policies DPD.

C 4 The development hereby approved shall be implemented wholly in accordance with the following details:

- drawing dated 18 February 2017 - site location plan
- drawing no.001 (3 of 3) - block plan
- drawing no.002B – Floor layout and elevations

Reason: For the avoidance of doubt.

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