

12/00008/HHFUL: DEMOLITION OF CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION AT 100 ALEXANDRA ROAD, PETERBOROUGH

VALID: 05 JANUARY 2012

APPLICANT: MRS N KOUSAR

AGENT: MR SAJID AYUB

REFERRED BY: COUNCILLOR PEACH

REASON: IMPACT ON NEIGHBOURING AMENITY DUE TO LOSS OF LIGHT

DEPARTURE: NO

CASE OFFICER: MRS J MACLENNAN

TELEPHONE: 01977 454438

E-MAIL: janet.maclennan@peterborough.gov.uk

1 DESCRIPTION OF SITE AND SURROUNDINGS

The application site contains a two storey semi detached dwelling located on the south western flank of Alexandra Road and close to the junction with Northfield Road. The surrounding character comprises properties of similar style and age, some of which have been extended to the side. The property has a single storey element to the rear forming part of the kitchen and which extends approximately 1.5m forward of the rear building line. This design is consistent with that of neighbouring dwellings. Beyond this projection is a conservatory projecting 2.4m. Directly to the south eastern side is a shed and car port which abuts the shared boundary with no. 98 Alexandra Road. The property is set back from the highway by 5m

2 SUMMARY OF PROPOSAL

The application seeks planning permission for the demolition of a conservatory to the rear of the property and single storey shed to side and the erection of a two storey side extension and a single storey rear extension. The two storey side extension would have a width of 2.5m, would be positioned 0.4m back from the property frontage and would align with the principle rear building line of the property; extending some 6.8m in length. The extension would provide one additional bedroom to the first floor and a dining room and kitchen at ground floor. The single storey rear extension would comprise of a number of elements resulting in a staggered projection. The minimum projection at the north western boundary with the adjoining dwelling at 102 Alexandra Road, would project 2.5m along the shared boundary. The single storey element at the south eastern boundary would project 3.8m and there would be a central element with a projection of 5m from the rear building line of the original dwelling. This element would be offset from the boundaries with the neighbouring properties at nos. 98 and 102 Alexandra Road by 2.8m and 1.5m respectively. The single storey extension would provide a bathroom, lounge and kitchen.

3 PLANNING HISTORY

No planning history

4 PLANNING POLICY

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

Development Plan Policies

Key policies highlighted below.

The Peterborough Local Plan (First Replacement) 2005

T10: Car and motorcycle parking requirements - Planning permission will only be granted for development outside the city centre if it is in accordance with approved parking standards.

Adopted Peterborough Core Strategy DPD 2011

CS14: Transport - Development should make transport provision for the needs it will create, in accordance with the Transport User Hierarchy.

CS16: Urban Design and the Public Realm - High quality and inclusive design is required, taking into account the disposition of buildings, the quality of the public realm, addressing vulnerability to crime, accessibility, safety, adaptability, and neighbour amenity.

Material Planning Considerations

Decisions can be influenced by material planning considerations. Relevant material considerations are set out below, with the key areas highlighted:

Central Government Guidance

Draft National Planning Policy Framework

5 CONSULTATIONS/REPRESENTATIONS

INTERNAL

There were no internal consultations

EXTERNAL

Millfield and New England Residents Association - No comments received

Victoria Park Residents Association – No comments received

NEIGHBOURS

One letter of objection has been received from the neighbouring occupier raising the issue of loss of light resulting from the extension to both his property and garden.

COUNCILLORS

Cllr Peach has referred the application to the Planning and Environmental Protection Committee for decision. The proposal would harm the amenity of the occupiers of the neighbouring dwelling.

6 ASSESSMENT OF THE PLANNING ISSUES

a) Design and Visual Amenity

It is appropriate for two storey side extensions to appear subservient to the original dwelling. The proposal positions the extension back from the front building line by 0.4m with the ridge line 0.3m lower than the original dwelling. The scale, design and fenestration appear subservient and proportionate to the original dwelling. The proposal is considered to accord with advice provided to applicants when considering the addition of a two storey extension to their property. There are numerous examples of similar extensions that have been permitted and the proposal respects the character and appearance of the existing dwelling and those in the immediate context.

The rear extensions are also considered to be proportionate to the original dwelling and the site is of adequate size to accommodate the development leaving a good sized rear amenity space available. The proposal therefore accords with policy CS16 of the Adopted Peterborough Core Strategy DPD 2011.

b) Neighbouring Amenity

An objection has been received from the neighbouring property at 98 Alexandra Road which lies to the south east of the application site. The neighbour is concerned due to the height, design and proximity of the extension with his property and the resulting impact on his amenity in terms of loss of light. There is a window at ground floor level within the site elevation of the neighbouring property and a small window at first floor.

It is appreciated that there would be an impact resulting from the proposed extensions to the property due to its height and positioning on the boundary. However, consideration is given to the existing relationship with the dwellings. The orientation of the neighbouring property is such that there would be little available sunlight to these windows until late afternoon and this would not change as a result of the extension. In addition the available light would already be restricted due to the existing shed and car port to the side of the application property which are positioned along the shared boundary.

The single storey extension adjacent to no 98 would have a projection of 3.8m from the rear building line. Again due the orientation of the dwelling and the distance to the neighbouring dwelling, the nearest element being a door to the kitchen, the proposal would not unduly impact upon the amenity of the occupiers of this neighbouring property in terms of loss of light or overshadowing. The applicant could implement their permitted development rights for a single storey rear extension with a projection of 3m, over which the planning authority would have no control.

The main concern with the proposal was the impact on the adjoining neighbour at no 102 Alexandra Road. It was evident from the site visit that the amenity area currently afforded to this neighbour was almost entirely enclosed by development in the form of single storey additions associated with Northfield Autos fronting Northfield Road. It is acknowledged that there is already a fence of 1.8m in height along the shared boundary, however, the initial scheme proposed a single storey element along the adjoining boundary with a projection of 4m. This combined with the existing development enclosing the amenity space to this property would have resulted in an enclosed environment, loss of light and overbearing impact to the amenity of the occupier of this property. The proposal has been amended reducing the projection to 2.5m. This is considered to be acceptable given that if the applicant were to implement their permitted development they could erect a single storey extension with a projection and height of 3m.

The proposal would not unduly impact on the amenity of occupiers of neighbouring dwellings and accords with policy CS16 of the Adopted Peterborough Core Strategy DPD 2011.

c) Highways

The proposal would result in the loss of one parking space within the curtilage of the dwelling. The parking standards within the Adopted Peterborough Local Plan (First Replacement) 2005 seek two parking spaces for a 3 or more bed property. Whilst it is desirable for all off road parking to be retained, the applicant could erect a single storey side extension under their permitted development rights. It is therefore considered unreasonable to refuse the application on this basis, given that these are maximum standards. The proposal therefore does not offend policy T10 of the Adopted Peterborough Local Plan (First Replacement) 2005.

7 CONCLUSIONS

- The proposed extensions are proportionate in scale and design to the existing dwelling and the development would respect the character and appearance of the existing dwelling and those surrounding the site.
- The proposal would not unduly impact on the amenity of the occupiers of neighbouring dwellings.

Hence the proposal accords with policy CS16 of the Adopted Peterborough Core Strategy DPD 2011.

8 RECOMMENDATION

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

C1 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 Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD 2011.

Copy to Councillors P Kreling, J Shearman, J Peach