

APPLICATION REF: 12/00402/FUL

PROPOSAL: EXTENSION OF TIME OF PLANNING PERMISSION 09/00244/FUL - TWO STOREY SIDE, SINGLE STOREY REAR AND FRONT AND TWO STOREY FRONT EXTENSIONS

SITE: 39 FARLEIGH FIELDS, ORTON WISTOW, PETERBOROUGH, PE2 6YB  
APPLICANT: MRS D LAMB

REFERRED BY: HEAD OF PLANNING TRANSPORT AND ENGINEERING SERVICES  
REASON: APPLICANT IS A COUNCILLOR  
SITE VISIT: 20.03.2012

CASE OFFICER: MR D JOLLEY  
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RECOMMENDATION: APPROVED SUBJECT TO RELEVANT CONDITIONS

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

### **Site and surroundings**

The property comprises a modern detached brick built 4-bedroomed dwelling with an attached double garage to its north elevation and is located at the end of a cul-de-sac. Immediately to the rear of the property is an established tree-belt. To the north a cycle way/footpath from the cul-de-sac flanks onto the property which connects, through a tree-belt to a principle footpath/cycle way that connects to Ham Lane giving access to Ferry Meadows Country Park. To the south of the property is no.40 Farleigh Fields, a detached dwelling that within the past year has been extended by way of a single storey extension to the rear, a first floor front extension and a replacement double garage to the front. The property partly shares a driveway with the occupiers of no.40.

### **Proposal**

The two storey side extension is to involve the demolition of the existing double garage attached to the north facing gable end of the dwelling to be replaced on the same footprint with a replacement double garage with two bedrooms above. This would have its front elevation projecting 0.95m forward of a recessed part of the of the forwardmost extent of the dwelling. The bedrooms would each have a single gable style dormer window in the east and west facing elevations respectively. The ridge height of this extension is to be approximately 0.6m lower than that of the existing dwelling. Attached to the rear of this two storey extension is to be a single storey extension that would extend out 1.65m from the rear elevation of the dwelling. It is to have a mono-pitched roof.

A porch is proposed in a small recessed area in front of the front door to the dwelling. This will comprise an 'L' shaped mono-pitched roof design and would not extend beyond the forwardmost wall of the dwelling.

A two storey extension is also proposed to the front right hand side of the dwelling that would infill an existing open area that is flanked by a centrally located two storey element to the dwelling that projects forward of the main rectangular form of the dwelling and the west facing elevation of the dwelling. This extension would measure 3.58m across and have a depth of 2.95m. The front elevation of the extension is to be in line with the forwardmost wall of the dwelling and is to have an identical gable appearance.

All of the extensions are to comprise bricks and concrete roof tiles to match the existing house.

## **2 Planning History**

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
09/00244/FUL	Two storey side, single storey rear and front and two storey front extensions	Application Permitted	09/06/2009

## **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.

## **4 Consultations/Representations**

### **Parish Council**

No comments received

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

Initial consultations: 3

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No comments received

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

The main considerations area:

- **The impact of the extensions upon the character and appearance of the area**
- **The impact of the extensions upon the amenities of the occupiers of the close by residential properties**

N.B. In the opinion of the Local Planning Authority, subsequent to the approval of application number 09/00244/FUL, there have been no material changes to either the site or relevant planning policies which would render the application unacceptable. However for the avoidance of doubt the main issues shall be addressed below:

### **The impact of the extensions upon the character and appearance of the area**

The extensions, whilst substantial, have been designed to compliment the general character and appearance of the existing dwelling by reflecting up its principle design elements particularly with regards to the two storey extensions to the side and front of the dwelling that will be most prominent. The relationship of the extended dwelling to the general open and wooded environment to the east and north of the property would be unaffected due to reasonable separation distances and particularly by the subservient design of the two storey side extension. The two storey front extension is similar in design terms to the front extension to the neighbouring dwelling at no.40 Farleigh Fields. The landscaping to the west of the application dwelling comprises substantial sized shrubbery and small trees which to some extent screen the dwellings to the rear of the cul-de-sac from view which will assist in restricting the visual impact of the extensions.

A condition was attached to the approved application, number 09/00244/FUL requiring retention and protection of the hedging to the front of the property. It is not considered necessary to impose such a condition again as the hedge could be removed by the occupier of the property without the consent of the Local Planning Authority.

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

The dwelling that could be most affected by the proposed extensions would be no.40 Farleigh Fields, which is situated immediately to the south of the application property, due to its relationship to the proposed two storey front extension. This two storey extension would extend forwards of the recessed two storey front elevation wall of no.40 that contains an obscure glazed bathroom window, the separation distances between the two dwellings being approximately 2m. The extension would not block light to this obscure glazed window due to the separation distance of the flank elevation of the extension and due to the application dwelling being north of no.40.

The bedroom window in the first floor west elevation of the two storey extension would permit overlooking into the frontage area of their property. Whilst this window would permit this, any potential for overlooking would be restricted to the driveway and the front of the curtilage of no.40 and no private areas to that dwelling would be overlooked. However in this context the application dwelling already has a first floor window set facing west close to the boundary with no.40. From this existing window it would be currently possible to view over the driveway, parking area and in the vicinity of the front door to no.40 which is considered has a greater impact than the first floor window proposed.

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

-The extensions to the dwelling would not adversely impact upon the amenities of the occupiers of the close by residential properties in accordance with policy DA2 of the Peterborough Local Plan (First Replacement) (2005).

-The designs of the various extensions are considered to compliment the general appearance of the dwelling in accordance with policy DA2 of the Peterborough Local Plan (First Replacement) (2005).

## **7 Recommendation**

The Head of Planning, Transport and Engineering Services 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no windows shall be inserted in the first floor south facing elevation of the two storey extension hereby approved.**

Reason: In order to protect the amenities of the occupiers of the adjoining residential property in accordance with policy CS16 of the Peterborough Core Strategy (DPD) 2011.

Copies to Councillors J Stokes, G A Elsey, S Allen

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