

APPLICATION REF: 12/01832/HHFUL

PROPOSAL: TWO STOREY SIDE EXTENSION TO DWELLING

SITE: THE GREEN, WERRINGTON, PETERBOROUGH
APPLICANT: MR R ANTON

AGENT: N/A
REFERRED BY: HEAD OF PLANNING SERVICES
REASON: COMMITTEE CONSIDERATION WAS AGREED FOLLOWING A MEETING WITH THE APPLICANT
SITE VISIT: 18 JANUARY 2013

CASE OFFICER: MIKE ROBERTS
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RECOMMENDATION: REFUSAL

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

Site and Surroundings

The application property lies along the north side of The Green close to the junction with Fulbridge Road. It is of brick and tile construction. The dwelling is located in a backland location to the rear of the Werrington Green Church Centre. To the south of the dwelling is the rear garden of no.2 Crester Drive, to the west is the rear garden of no.4 Crester Drive and to the west of the rear garden of the dwelling is the rear garden of no.6 Crester Drive. To the east of no.39 is the long rear garden of no.41 The Green. The dwelling was originally wholly two storey in height although it has been extended by way of a single storey extension that is located alongside the east facing elevation and to a point half way along the rear elevation.

The character of the immediate area is principally residential. The application has its vehicular access directly off The Green between no.41 and The Church Centre.

The front elevation is set back approximately 50m from the public highway. The front elevation of the dwelling is partly visible from the public highway

Part of the north boundary of the garden of no.2 Crester Drive is shared with that of no.39. The boundary is marked by a 1.8m high fence. A mature deciduous tree is located just to the north of this fence within the application site curtilage. The rear garden of no.2 is principally open. No.4 Crester Drive has a rectangular shaped rear garden with a depth of 12m and a garage set back within its garden alongside its northern boundary. Alongside its rear boundary, shared with no.39, is a small row of mature Leylandii trees to a height in excess of 8m. Such is the maturity of these trees that they screen the application dwelling from view within the curtilage of no.4.

No.6 Crester Way has a rear garden of a depth of 8m with a width of 19m. The rear shared boundary with no.39 is marked by a 1.7m high fence. The rear garden area of no.6 is generally quite open and faces over towards the rear garden of no.39. There was, up until recent years, a good sized tree between the two properties (i.e. no.39 and no.6) within the rear garden of no.6, close to the boundary. This has been totally removed and has opened up the views into no.39 from the rear of no.6 and vice versa.

Whilst the application dwelling is principally 2 storey it does have a single storey extension that extends from the front elevation of the eastern side of the dwelling round to the mid-point of the

rear elevation of the dwelling. The garden of no.39 is at a lower level than its dwelling. To the north of the application site is a rear garden of a residential property. The boundary is defined by trees and bushes. The rear garden of no.39 is well maintained, principally grassed over with areas of paving slabs close to the west facing and north facing elevations dwelling. There is an existing wide window in the first floor west facing elevation of the house that has the potential to overlook both the rear gardens of nos.2 and no.6 Crester Drive respectively.

The Proposal

The proposal is a re-submission following on from a similar scheme that was withdrawn last year. The proposal is for a two storey side extension with a width of 6.2m and a depth of 7.03m. The proposal will involve the demolition of an existing single storey, flat roof side extension to the west side of the dwelling. The proposed extension would represent an increase in the width of the dwelling by 78%.

The ground floor of the extension would comprise a lounge and the first floor would add two additional bedrooms giving a total of five for the dwelling. Also proposed is a modest single storey rear extension centrally located that would not extend beyond an existing single storey rear elevation of the dwelling.

The proposed south facing wall of the two storey side extension would be 6.1m away from the shared garden boundary with no.2 Crester Drive. The west facing wall of the extension would be 5m from the garden boundary with no.4 Crester Drive. The north facing wall of the extension faces into the garden of the application dwelling.

Fenestration for the extension:-

- a) South facing front elevation – Ground floor – 1 high level obscure glazed lounge window
First floor – 1 bedroom window to be obscure glazed
- b) West facing side elevation – Ground floor – 2 large clear glazed windows to serve the lounge
First floor – 2 high level bedroom windows
- c) North facing rear extension – Ground floor – Patio doors
First floor – a French door arrangement to a bedroom that is to be fixed closed

The internal ground floor level of the extension would have to be raised to be in keeping with that of the existing dwelling. The materials would match those of the dwelling.

2 Planning History

Reference	Proposal	Decision	Date
12/00407/HHFUL	Two storey side extension	Application Withdrawn	15/05/2012

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, daylight, opportunities for crime and disorder, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution.

4 Consultations/Representations

Parish Council

No comments received

Conservation Officer (19.12.12)

No objections. The extension would be barely visible from the public domain and as such it would not have any impact upon the character and appearance of the Werrington Conservation Area.

Local Residents/Interested Parties

Initial consultations: 10

Total number of responses: 2

Total number of objections: 2

Total number in support: 0

Objections have been received from the occupiers of two of the adjoining residential properties.

No.4 Crester Drive

The proposal would impact upon the privacy to the rear of the no.4 both to the garden and the dwelling. The windows of the flank elevation of the application dwelling are at present 11m away and the extension would result in windows being only 6m away from the common boundary with no.39. Leylandii trees have been planted alongside the common boundary of no.4 Crester Drive and no.39 The Green due the concerns that the occupiers of no.39 were looking to extend towards no.4. These trees are now creating structural issues such that it is likely in the near future that they would have to be removed. By doing this the applicants would be able to clearly view into the rear of no.4 to the detriment of the privacy of its occupiers. This would mean that replacement trees would have to be planted to mitigate against the overlooking that would result although this would not solve this problem as any such trees would take many years to screen the extension and particularly its first floor windows. The extension is large and poorly sited. The extension would be expected to take a long period of time to construct, as was the case with respect to a rear garden shed that the applicant has erected. Therefore this would extend the period of noise from the construction works to the detriment of the amenities of the close by neighbouring residents. The immediate area is quiet and peaceful but its character would be irrevocably damaged were the application to be granted planning permission.

No.6 Crester Drive

The proposal would be obtrusive and would encroach upon the privacy of both the dwelling and the rear garden of no.6. Currently the applicant can see into the dwelling at no.6 and the proposal would only serve to increase the overlooking potential by the closer proximity of the application

dwelling closer to no.6 which is proposing a large first floor window in the rear first floor elevation of the extension. The purchase of this property involved consideration regards to the privacy it enjoyed which is acceptable at the moment but this is now under threat. If the large extension is built, in order to protect the privacy afforded to no.6, trees would have to be planted within the rear garden. However they would take years to grow and when they mature they could remove the natural light from the garden and within the dwelling at no.6. The applicant recently erected a very large outbuilding close to the boundary of no.6. Whilst building this he would work evenings, early mornings and weekends causing noise to the detriment of the residential amenity afforded to no.6. There is concern that this may be similarly repeated in the construction of the proposed extension to the detriment to the amenities of no.6. The area is currently peaceful and in keeping with a village location and it is considered that the character would be irrevocably damaged by the applicants wish to build this large extension.

COUNCILLORS

No comments have been received.

5 Assessment of the planning issues

The main considerations are:-

- **The design/scale of the extension**
- **The impact of the extension upon the amenities of the occupiers of no.2, no.4 and no.6 Crester Drive.**

The design/scale of the extension

The proposed south facing elevation of the extension would be dominated by brickwork with the proposed two windows of this elevation being located 4.4m away from the nearest window in the existing dwelling. This fenestration is also very much contrived in an attempt to ensure that there would be no overlooking of the rear garden of no.2. The ground floor window would be high level and the bedroom window would be obscured glazed. This, and the scale of the extension would be detrimental to the existing character and appearance of the property particularly as one enters the property from The Green.

The impact of the extension upon the amenities of the occupiers of no.2, no.4 and no.6 Crester Drive.

No.2 Crester Drive - The south and west facing elevations of no.39 are visible from within the dwelling of no.2, but particularly so from its rear garden. It is considered that at present there is sufficient separation between the application dwelling and the garden of no.2 and the west and south facing side elevations of no.39. Consequentially there is minimal overbearing presence from the application dwelling to the amenities of the occupiers of no.39. This is assisted by a mature deciduous tree adjacent to the boundary between the two dwellings during the summer months.

However, the extension will bring 6.2m closer to the boundary with no.2. This together with the extensions bulk and width, will give rise to a more significant overbearing presence that would be harmful to the amenities afforded to no.2. This would be reduced in the summer months due to the presence of the mature deciduous tree but this would not be all year round and when not in leaf the extension would be very noticeable. There would be no overlooking into the rear garden of no.2 from the south facing first floor bedroom window of the extension as it is proposed to be obscure glazed. This is a somewhat contrived as whilst solving one issue it would compromise the internal amenity of the bedroom that it is to serve as it has no other windows.

No.6 Crester Drive - The application dwelling is generally clearly visible from no.6. The rear elevation of the proposed extension will bring the application dwelling to within 6m of the boundary with no.6 and 14m of the house itself. This closer proximity would result in a greater dominating presence of no.39 due to the scale and the mass of the extension and therefore would adverse

impact upon the amenities afforded to the occupiers of no.6 Crester Drive, from the house and the garden.

The proposal includes two windows in its rear elevation. Patio doors are proposed to serve a lounge on the ground floor and two fixed closed clear glazed tall French door type windows at first floor level. Due to there being a change in levels from the floor level of the application dwelling and the rear garden, the ground floor of the extension would have to be raised to match the existing internal floor level. This would result in views out from the ground floor patio doors overlooking the rear garden of no.6 as the common boundary fence between the two properties is only approximately 1.7m high. The proposed first floor rear window, whilst it is proposed to be fixed closed, it would still permit clear views towards the rear garden area of no.6 to the detriment of the amenities of the occupiers of that dwelling.

The amenities of the occupiers of no.4 Crester Drive would not be adversely affected by the extension, despite its scale and proximity to its shared boundary with no.39, due to the presence of a small row of mature Leylandii located along the boundary of its rear garden.

6 Conclusions

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

7 Recommendation

The Head of Planning, Transport and Engineering Services recommends that planning permission is **REFUSED** on the grounds that:-

R1 The proposed rear facing first floor bedroom window, floor to ceiling in design, of the extension would allow overlooking into the rear garden of no.6 Crester Drive to the detriment of the privacy the occupiers of that property and would therefore be contrary to policies PP2 and PP3 of the Peterborough Planning Policies Development Plan 2012.

R2 The proposed extension would, due to its scale, mass and siting, have an adverse overbearing impact upon the amenities of the occupiers of no.2 and no.6 Crester Drive. Therefore the proposal would be contrary to policies PP2 and PP3 of the Peterborough Planning Policies Development Plan 2012.

R3 The proposed south facing elevation of the extension would be detrimental to the character and the appearance of the existing dwelling due to the type, size and positioning of the ground and first floor fenestration. Therefore the proposal would be contrary to policy PP02 of the Peterborough Planning Policies Document 2012

R4 By having to restrict overlooking of the rear garden of no.2 Crester Drive, bedroom 5 (drawing no.RTA/102 refers) would be afforded a poor internal amenity with only a high level window in the west facing elevation and a fixed closed obscure glazed within the south facing elevation. Therefore the proposal would be contrary to policy PP02 of the Peterborough Planning Policies Document 2012.

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