

**Application Ref:** 13/00424/HHFUL

**Proposal:** Proposed two storey and single storey extensions

**Site:** 9 Grafton Avenue, Netherton, Peterborough, PE3 9PD

**Applicant:** Mr R Saghir

**Agent:** Mr Robert Gooding  
GOOD-DESIGN-ING LTD

**Referred by:** Group Manager – Development Management

**Reason:** High number of neighbour representation have been received that object to the proposal.

**Site visit:** 23.04.2013

**Case officer:** Mr M A Thomson

**Telephone No.** 01733 453478

**E-Mail:** matt.thomson@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions

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

### Site Description

The application site is a two storey detached dwelling with detached single garage and off street parking for three vehicles. The street scene is comprised of detached and semi-detached two storey properties with off-street parking.

### Proposal

The applicant seeks consent to erect:

- A single storey extension with a floor area of 5.5m (d) x 8.9m (w) and proposes to stand at 2.3m to eaves and 3.4m to ridge. An existing conservatory would be re-used, which has a floor area of 3.5m (d) x 3.2m (w) and proposes to stand at 2.3m to eaves and 3m to ridge. Combined, the single storey rear extension and conservatory would have a total depth of 9 metres.
- A two storey rear extension would have a floor area of 3.8m x 6.65m and proposes to stand at 4.8m to eaves and 6.8m to ridge.
- A first floor side extension would have a floor area of 2.2m (w) x 4.5m (d) and proposes to stand at 4.9m to eaves and 6.6m to ridge. Due to officer concerns with this part of the scheme, this element has now been removed from the proposal.

The conservatory is constructed out of UPVC; the remaining works would be constructed out of matching materials.

First floor side windows are proposed to serve existing bedrooms.

## **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.

### **National Planning Policy Framework (2012)**

#### **Section 7 - Good Design**

Development should add to the overall quality of the area; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design.

### **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)**

#### **PP01 - Presumption in Favour of Sustainable Development**

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

#### **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.

#### **PP13 - Parking Standards**

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

## **4 Consultations/Representations**

### **a) Internal/External Consultees**

No objections have been received

## **b) Local Residents/Interested Parties**

Initial consultations: 6

Total number of responses: 8

Total number of objections: 8

Total number in support: 0

8 letters of objection have been received raising the following concerns;

- The size and scale of the proposal is excessive, substantial and inappropriate to the character of the road; the proposal would form overdevelopment of the plot and would erode from the gaps currently afforded between properties in the area;
- Proposal would create a detrimental and overbearing impact on neighbour amenity;
- The proposal would result in a loss of privacy and light to neighbour windows, garden and driveway;
- Impact on the privacy to No.10 Grafton Avenue opposite;
- Noise and smells associated from future occupiers using the kitchen
- Set a precedent
- Increase in the number of bedrooms would result in parking problems
- Could create a House of Multiple Occupation
- Development would harm Grafton Avenue, an oasis of peace in this busy city.
- Devalue property

A consultation on the revised plans which remove the first floor side extension has taken place and at the time of writing this report 2 objections have been received making the following points:

- Rear extension causing shading to toilet window and landing window which in turn provides natural light to the bathroom and bedrooms, blocking of natural light to the kitchen and downstairs landing, loss of light to rear room . lounge
- Risk of rain water draining on to our property
- Considers that having a pitched roof on the single storey extension would be out of character. Would prefer to see a flat roof. A flat roof would also be less restrictive of light
- The first floor bedroom would result in overlooking
- Outlook from rear living room would overbearing given the nature and proximity of the two storey rear extension
- Original concerns regarding poor appearance, loss of light and precedent remain .

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

### Design and Layout

The proposed single storey element would wrap around the dwelling and would reuse an existing conservatory. The two storey element would extend across the rear of the original dwelling and sit below the original eaves and ridge level. Further to receiving representation it is recognised that the proposed extensions are large and it is acknowledged that there would be fleeting views from Grafton Avenue, however, further to receiving amended plans, which omits a first floor side extension, it is considered that as these single storey extensions would be located at the rear of the property the proposal would not be visually prominent within the street scene.

Letters of representation express the view that the proposal constitutes overdevelopment of the plot as the scheme is substantial, inappropriate and excessive for a narrow plot. Further to receiving amended plans the single storey side extension would be set back 3.6m from the front of the dwelling, which is considered to be sufficiently set back as to not result in a terracing effect on the street scene.

The proposal is not considered to result in an unacceptably adverse impact on the character or appearance of the host building or street scene, it would maintain gaps between properties and it is not considered to be overbearing on the character of the area or constitute overdevelopment of the

plot. As such the proposal is in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), NPPF (2012) and PP2 of the Peterborough Policies DPD (2012).

#### Amenity of existing and future occupiers

No. 7 Grafton Avenue (next door to the application site) is a two storey semi-detached dwelling with detached flat roof garage in the rear garden and abutting the shared boundary with the application site. No. 7 has a number of side windows, two at ground floor and two at first floor that are obscure glazed. As such it is not considered that the proposed extensions would have an unacceptably adverse impact by way of loss of light or outlook to these openings.

The outlook to No. 7's ground floor rear facing window (kitchen) is predominantly obscured by the existing garage. The first floor window is obscurely glazed and appears to serve a bathroom. The proposed two storey rear extension is not considered to result in an unacceptably adverse impact as no. 7's kitchen window already suffers from a poor outlook and levels of natural light given the juxtaposition of No. 7's garage. Further, given the juxtaposition of No.7's primary amenity space the proposed extensions would not result in a detrimental loss of light to No 7's primary amenity space.

No.11 Grafton Avenue located next door to the application site is a two storey detached dwelling with a detached single storey garage on the shared boundary. No 11 has a side facing ground floor door (obscure glazed) and a landing window at first floor. On the rear elevation of No 11, the nearest windows serve a kitchen at ground floor and a bathroom above.

The kitchen window currently looks out onto the rear garden and side wall of the existing garage within the garden of No 11. As the proposed extension would be situated due north and set 1m from the shared boundary it is not considered that the two storey extension would result in an unacceptably adverse loss of light or outlook, nor would it result in an unacceptable loss of light to No. 11's primary amenity space. Whilst the single storey extension and conservatory would be visible from No.11's property, the detached garage would largely screen the proposal.

A letter of objection stated the proposal would result in overlooking from the first floor side extension to No. 10 Grafton Avenue located on the opposite side of the street. The first floor side extension has now been omitted.

The scheme proposes two first floor side facing windows which would serve bedrooms. To overcome issues of overlooking a condition shall be attached advising that these shall be top opening only, obscurely glazed up to a level of 1.7m above internal floor level.

It is acknowledged that the application site is located within a residential area, therefore it is considered reasonable to attach a condition which would limit hours of construction to minimise disturbance to neighbours.

No. 9 has a rear garden depth of 31 metres; once the proposed scheme is implemented it would have a garden depth of over 20 metres. This is considered proportionate to the size of the dwelling, representative of the context of the area and sufficient to serve the amenity of future occupiers.

A letter of objection stated that the proposal would result in noise and smells from the proposed kitchen area; it should be highlighted that noise and smells associated with residential kitchens are common place within a residential area.

On balance the proposal is not considered to result in an unacceptably adverse impact on the amenity of adjacent or future occupiers and accords with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP3 and PP4 of the Peterborough Policies DPD (2012).

#### Access and Parking

The number of bedrooms would increase from 3 to 5 bedrooms; however the property would retain the ability to park two vehicles. Referring to Policy PP13 and Appendix A of the Peterborough

Policies DPD it states for dwellings with four or more bedrooms, two parking spaces should be provided. Two spaces can be provided; therefore the proposal is in accordance with Policy PP13 of the Peterborough Policies DPD (2012).

### Other Matters

House of Multiple Occupation - The application has been submitted on a Householder Application form; as such it is accepted in good faith that the proposed works would be to create a family home. Further to Circular 08/2010 planning permission is no longer required to change the use of a residential property (C3) to a House of Multiple Occupation (C4); it would therefore be unreasonable for the Local Planning Authority to attach a condition restricting this permitted change.

House Prices - The Local Planning Authority are legally prevented from considering house prices as part of any planning application.

Precedent – A letter of representation raised that the proposal if approved would set a precedent. To confirm each application is determined on its own individual merit and responds to issues of site context.

## **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 design of the extension would not result in an unacceptably adverse impact on the appearance of the dwelling or visual amenity of the street scene;
- the design of the extension would not result in an unacceptably adverse impact on neighbouring amenity and would provide sufficient amenity space and living conditions for future occupiers;
- the proposal would not result in a highway safety hazard and can accommodate sufficient off street parking

Hence the proposal accords with Policy CS16 of the Peterborough Core Strategy (2011), the NPPF (2012) and Policies PP1, PP2, PP3, PP4 and PP13 of the Peterborough Policies DPD (2012)

## **7 Recommendation**

The Head of Planning, Transport and Engineering Services recommends that planning permission is **GRANTED** 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 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 Notwithstanding the submitted information, the proposed first floor side elevation windows shall to a height of 1.7m (measured from the floor level) be non opening, level 3 obscure glazed and retained in that form in perpetuity.

Reason: In the interests of protecting neighbour amenity in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011).

- C4 Clearance and construction work shall only occur between 08:00-17:30 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interests of protecting neighbour amenity and accord with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP3 of the Peterborough Policies DPD (2012)

Copy to Councillors Arculus, Dalton and Maqbool