

Application Ref: 13/00656/HHFUL

Proposal: Construction of a first floor rear extension and alterations to the existing roof to form a hipped roofline, with eaves height raised to match that of adjacent pitched roof to the main house

Site: 294 Cromwell Road, Millfield, Peterborough, PE1 2HR

Applicant: Mr & Mrs Arif

Agent: C W Clarke And Associates

Referred by: Councillor Nadeem

Reason: Considers that the proposal accords with adopted policy

Site visit: 11.06.2013

Case officer: Miss L C Lovegrove

Telephone No. 01733 454439

E-Mail: louise.lovegrove@peterborough.gov.uk

Recommendation: **REFUSE**

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

Site and Surroundings

The application site comprises a two storey end-terrace residential property located at the junction of Cromwell Road and Taverners Road. The property occupies a prominent position within the streetscene, with both the front, side and rear elevations clearly visible from the public realm. The property is of traditional Victorian design, with an existing two storey rear projecting 'wing' with a mono-pitched roof. The dwelling has previously been extended to the rear at single storey beyond the rear wing and to the side, running adjacent to the shared boundary with No. 292 Cromwell Road.

Parking is provided to the rear of the dwelling, within a paved parking area/amenity space. This area is enclosed by 1.8 metre high close boarded fencing and vehicular access is granted via a gated entrance and dropped kerb crossing from Taverners Road. Adjacent to this access sits an existing single storey outbuilding of lean-to construction with poly carbonate roofing.

Proposal

The application seeks planning permission for the construction of a first floor rear extension and reconfiguration of the existing two storey 'wing' to form a single dual-pitched roof along the entire projection.

The current proposal has been revised following refusal of planning application reference 12/01547/FUL which sought planning permission for the construction of a first floor rear extension, including alterations to the existing two storey 'wing' to form a single mono-pitched roofline with raised eaves height. This application was refused for the following reasons:

- R1 *The proposed first floor rear extension would not be subservient to the original size, scale or massing of the original dwelling, and would result in a large, incongruous and visually prominent structure that would have an unacceptable adverse impact on the character and appearance of the street scene. The proposal is not in accordance with Policy CS16 of the Peterborough Core Strategy (2011) and emerging Policy PP2 of the Peterborough Planning DPD (Submission Version incorporating the modifications recommended by the Inspector*

following examination).

- R2 *The proposed first floor rear extension, by reason of its height, depth and proximity to No.292 Cromwell Road, would have an unacceptable adverse impact on the occupants of the attached property. Specifically the resulting extension would have an overbearing and thus a detrimental impact on the affected property. The proposal does not accord with Policy CS16 of the Peterborough Core Strategy DPD (2011) and emerging Policy PP3 of the Peterborough Policies DPD (Submission Version incorporating the modifications recommended by the Inspector following examination).*

2 Planning History

Reference	Proposal	Decision	Date
12/01547/HHFUL	Construction of a first floor rear extension and alterations to the existing roof to form a single mono-pitch roofline with eaves height raised to match that of the adjacent pitched roof to the main house	Application Refused	27/11/2012

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, 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.

4 Consultations/Representations

Local Residents/Interested Parties

Initial consultations: 7

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No neighbour representations have been received.

5 Assessment of the planning issues

The main considerations are:

- Design and impact upon the character and appearance of the surrounding area
- Impact upon neighbour amenity

a) Design and impact upon the character and appearance of the surrounding area

The proposed first floor extension would result in an overall two storey projection from the main bulk of the original dwellinghouse of some 7.3 metres. Whilst it is acknowledged that the Applicant has sought to reduce the overall mass and bulk of the resultant two storey element by reconfiguring the entire roof form to a hipped design with reduced ridge height, it is considered that this would still result in an unacceptable impact upon the character and appearance of the surrounding area. As detailed above, the site is situated in a prominent position within the streetscene and is clearly visible within the public realm. At present, the facing side elevation to Taveners Road has a stepped effect with a mixture of the original two storey and the extended single storey elements. This ensures that the property does not appear overly dominant within the streetscene.

The proposed first floor rear extension would effectively fill in this stepped appearance, creating a bulky and obtrusive block along Taveners Road. It is considered that the resultant form of the dwelling would result in an unduly dominant and overbearing feature in the streetscene, which is at odds with the scale and massing of the existing built form along Taveners Road. Accordingly, the proposal would result in an unacceptably harmful impact upon the character, appearance and visual amenity of the surrounding area which is contrary to Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

b) Impact upon neighbour amenity

Whilst the proposal is situated due north of the neighbouring dwelling, No.292 Cromwell Road and would not significantly reduce the level of natural daylight or direct sunlight received by occupants, it is considered that the resultant form of the dwelling would cause an unacceptable level of harm to occupant amenity. The proposed extension and reconfiguration of the roof design would result in a significant overbearing impact to the neighbouring dwelling. The development would create a 'closed in' effect to not only the immediate outdoor amenity area of the adjacent dwelling but would also introduce a significant bulk and mass of development when viewed from primary habitable rooms. On this basis, the proposal would result in an unacceptably harmful impact upon the amenity of neighbouring occupants and is therefore contrary to Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

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 case officer recommends that planning permission is **REFUSED** for the following reasons:

- R 1 The proposed first floor rear extension and resultant two storey form of the dwelling, would result in an unduly dominant and overbearing feature within the streetscene, at odds with the scale and massing of the existing built form along Taveners Road. Accordingly, the proposal would result in an unacceptably harmful impact upon the character, appearance and visual amenity of the surrounding area and is therefore contrary to Policy CS16 of the

Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- R 2 The proposed first floor rear extension, by virtue of its height, depth and proximity to the shared boundary, will result in an unacceptably overbearing impact upon both the private outdoor amenity area and primary habitable rooms of the neighbouring dwelling, No.292 Cromwell Road. As such, the proposal will result in an unacceptably harmful impact to the amenities of neighbouring occupants and is therefore contrary to Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

Copies to Councillors: M Nadeem, N Khan MBE, M Jamil