

Planning and EP Committee 8 July 2014

Application Ref: 14/00371/HHFUL

Proposal: Construction of a two storey extension to provide additional living accommodation

Site: 158 Chestnut Avenue, Dogsthorpe, Peterborough, PE1 4NT

Applicant: Mr Vince Reddell

Agent: Mr Dale Barker
Planning Places for People Ltd

Referred by: **Cllr Bella Saltmarsh**

Reason: The extension is required to enable the applicant's elderly parents to be cared for at home. The extension would not cause either a loss of privacy, overbearing impact or loss of light to the neighbours.

Site visit: 1 May 2014

Case officer: Mr M Roberts

Telephone No. 01733 454410

E-Mail: mike.roberts@peterborough.gov.uk

Recommendation: **REFUSE**

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

The Proposal

The proposal is for the erection of a two storey side/rear extension to the dwelling to provide an annexe for elderly parents. The ground floor is to provide a guest bedroom and living room to the rear with a shower room that is to be retained for the use with the occupation of the annexe and the residents of the existing dwelling. The first floor proposes a bedroom, bathroom and a study. The staircase is to be located centrally. The two storey footprint of the extension is proposed to be approximately 43sq.m and the existing dwelling has a two storey footprint at present of approximately 54sq.m. There will be a retained area of the ground floor of the existing dwelling to be incorporated into the granny annexe and the dwelling would lose its existing study.

The depth of the extension is to be 9.3m with a consistent width of 3.9m and a height of 7m. The roof of the extension is to be of a pitched and hipped appearance. The flank wall of the extension is to be 3m from the boundary shared with no.156 Chestnut Avenue and 7m from the boundary with no.160, the attached dwelling. The extension will project at an angle from the existing dwelling to run parallel with the flank shared boundary with no.156.

The site and surrounding area

The property comprises a part render/part brick semi-detached dwelling house on a curve within Chestnut Avenue. It has a significantly sized rear garden. The common boundary with no.160 Chestnut Avenue, comprises of a 1.8m high close boarded fence. This is similar to the unattached dwelling, no.156. This dwelling has a single storey side extension that faces the application property which has a hipped/pitched design. There is a general uniformity to the appearance to the dwellings within the immediate area of Chestnut Avenue which includes their design and set back from the highway.

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.

Peterborough Planning Policies DPD (2012)

PP2– Design Quality

Planning permission will only be granted where the proposal 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 impacts; and is designed with longevity as a key objective.

PP3 – Impacts of New Development

Planning permission will not be granted where development would result in loss of privacy, public and/or private green space or natural daylight; or it would cause noise and/or general disturbance, odour and/or pollution, overbearing impact or opportunities for crime and disorder.

PP04 - Amenity Provision in New Residential Development

Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents

4 Consultations/Representations

No comments received

Local Residents/Interested Parties

Initial consultations: 7

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

There have been no objections from the occupiers of the close by dwellings.

5 Assessment of the planning issues

Planning Issues

The main considerations in the determination of the application:-

- The purpose of the extension
- Relationship of the extension to the existing dwelling.
- The impact of the proposed extension on the character of the immediate area.
- The impact of the extension upon the amenities of the occupiers of the two adjoining residential properties

The purpose of the extension

The applicant requires the extension for the occupation of ageing parents. When proposing 'granny annexes' it is usual for such accommodation to be single storey due to problems there might be for the residents accessing the first floor. The agent has advised that to access the first floor accommodation there will be a motorised seat up the staircase. This may well be of assistance but it is considered that the necessary accommodation, in this case, could be provided within a ground floor addition. Such accommodation could include a bedroom, a living room and bathroom with the shared use of the kitchen of the existing dwelling.

The proposed ground floor accommodation alone, would be sufficient in most cases for family members to occupy where they would also have access to the facilities of the dwelling. As submitted the scale of the extension and its proposed accommodation are considered to be tantamount to a new dwelling which would be wholly out of character within the immediate neighbourhood.

Relationship of the extension to the existing dwelling.

The proposal is for an extension to the dwelling that has no design features or scale that relates to the existing dwelling. The existing dwelling is modest in terms of its appearance and size. The proposed extension is not subservient to the dwelling as demonstrated by the footprint of the extension being close to that of the dwelling. As a result the appearance and character of the existing dwelling would be detrimentally affected by way of its inappropriate bulk, scale, depth, height and siting.

The impact of the proposed extension on the character of the immediate area.

The application dwelling lies within a planned large residential area dating from the 1950's, a time when there was much Local Authority residential development within the city. The character of the immediate area has largely been retained with no obvious residential extensions of a significant nature visible within the immediate area.

The proposed extension would, due to its sheer scale, be visible from a number of locations within the cul-de-sac as well as to passers-by along the main stretch of Chestnut Avenue to the north. This would detract from the general uniform character of the immediate residential environment by way of its awkward juxtaposition with the existing dwelling.

The impact of the extension upon residential amenities of the two adjoining residential property's

No.156 - Given the scale of the extension, its depth, bulk, height and proximity to the boundary of no.156 the extension would have a significant impact upon the amenities of the occupiers of this dwelling particularly within areas of its rear garden by way of a significant overbearing presence.

No.160 - This is the attached dwelling to the east of the application dwelling. It is also considered, albeit to a lesser extent that the extension by way of its scale, its depth, height, its overall bulk, and the close proximity to no.160 would provide a detrimental feeling of enclosure to the rear of this dwelling. No.160 is not currently affected by obstructions to the rear and as a result has a good level of amenity. The proposed extension would harmfully affect this amenity.

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 Director of Growth and Regeneration recommends that planning permission is **REFUSED**

- R 1** The proposed extension by reason of its depth, height, scale and siting would be out of character with, and detrimental to the appearance of that dwelling. Therefore the proposal would be contrary to policies PP2 and PP3 of the Peterborough Planning Policies DPD
- R 2** The extension would have an adverse overbearing impact upon the amenities of the occupiers of no.156 and no.160 Chestnut Avenue by way of its scale, depth, height and siting contrary to policies PP2 and PP3 of the Peterborough Planning Policies DPD.
- R 3** The proposed residential development by way of its scale, accommodation, and relationship to the existing dwelling would be tantamount to a new dwelling to the detriment of the amenities of the occupiers of the existing dwelling, the adjoining residential properties and the character of the overall residential area. Therefore the proposal would be contrary to policies PP2, PP3 and PP4 of the Peterborough Planning Policies DPD.