

09/00244/FUL: TWO STOREY SIDE, SINGLE STOREY REAR AND FRONT AND TWO STOREY FRONT EXTENSIONS AT 39 FARLEIGH FIELDS, ORTON WISTOW, PETERBOROUGH PE2 6YB

VALID: 5 MARCH 2009

APPLICANT: MRS D LAMB

AGENT: DAVID SHAW

REFERRED BY: HEAD OF PLANNING SERVICES

REASON: THE APPLICANT IS A PETERBOROUGH CITY COUNCILLOR

DEPARTURE: NO

CASE OFFICER: MIKE ROBERTS

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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- 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

The Head of Planning Services recommends that the application is **APPROVED**

2 PLANNING POLICY

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

Development Plan Policies

Key policy

The Peterborough Local Plan (First Replacement)

DA2: The effect of a development on the amenities and character of an area

Planning permission will only be granted for development if it can be satisfactorily accommodated on the site itself, would not adversely affect the character of the area and would have no adverse impact on the amenities of the occupants of nearby properties.

3 DESCRIPTION OF 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 matching bricks and concrete roof tiles.

4 DESCRIPTION OF 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. An established and well maintained 2m high hedge forms the boundary of the application property with the long driveway to no.40 and a short length of 2m high leylandii hedge forms the south boundary forward of the front recessed front elevation of the dwelling.

5 PLANNING HISTORY

The dwelling house has not been previously extended.

6 CONSULTATIONS/REPRESENTATIONS

INTERNAL

Building Control – Building Regulation approval will be required for the extensions

COUNCILLORS

No comments

REPRESENTATIONS:

A letter of objection has been received from the residents of no.40 Farleigh Fields on the grounds that the two storey extension to the front of the dwelling would be physically overbearing to the front of their house and particularly close to their front door, such that it would permit a greater potential to overlook the area to the front of their dwelling. An established leylandii hedge would have to be removed that currently forms an attractive screen between the two properties.

7 REASONING

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.

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.

Concern has been expressed by the occupiers of no.40 that the extension would afford an adverse overbearing impact to the front of their property. However, whilst the extension would be more visually prominent from within the front curtilage of no.40, its impact on the general amenities afforded to no.40 would be marginal given that the extension would face principally towards the driveway of no.40, separated by retained hedging, and the parking area in front of a pair of double garages.

No.40 has also raised concerns that 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.

The occupiers of no.40 have objected to the removal of a length of leylandii hedging that would have to be removed to accommodate the two storey front extension. Whilst the leylandii hedge does form a pleasing separation between the frontage of the application property and no.40 its replacement with a 2m high boundary fence will serve as an equally effective and pleasing boundary screen such that the loss of the hedging is considered acceptable. The established hedging forming the boundary of the application site and the driveway to no.40 will remain.

8 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)
- 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)

9 RECOMMENDATION

The Head of Planning Services recommends that the proposal is **APPROVED** subject to the following conditions and informatives:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

C2 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 DA2 of the Peterborough Local Plan (First Replacement).

C3 The existing leylandii hedging along the southern boundary of the application dwelling shall be replaced for its entire length with 2m high vertical boarded fencing in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The fencing shall be implemented prior to the first occupation of the two storey extension hereby approved.

- C4**
- (a) No development or other operations shall commence on site until a scheme (herein after called the approved protection scheme) which provides for the retention and protection of the hedgerow to the front of the curtilage of the application dwelling, other than the leylandii hedging growing along the southern boundary of the site, has been implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme;
 - (b) No operations shall commence on site in connection with the development hereby approved until the protection works required by the approved protection scheme are in place;
 - (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme;
 - (d) The protective fencing shall be retained intact for the full duration of the construction of the extensions hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority;

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement)

Notes Relating to this Decision

- 1 Your attention is drawn to the relevant provisions of the Party Wall etc Act 1996 which may require notification of the works hereby permitted to all affected neighbours. More detailed information of the provisions of 'The Act' can be obtained from <http://www.peterborough.gov.uk/page-102>, or alternatively by telephoning 01733 453422 or email buildingcontrol@peterborough.gov.uk.