

Item number 6

Planning and EP Committee 10 November 2015

Application Ref: 15/01452/HHFUL

Proposal: First floor extension to rear with spiral staircase access. Enlarge window to east elevation with juliet balcony

Site: 15 Queens Walk, Fletton, Peterborough, PE2 9AN

Applicant: Mr G Borrillo

Agent: Mr B Bovis

Referred by: Director of Growth and Regeneration

Reason: The applicant is a relative of Councillor Serluca

Site visit: 24.09.2015

Case officer: Mrs J MacLennan

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Recommendation: **GRANT** subject to relevant conditions

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

Site and surroundings

The application site is located on the south side of Queens Walk and contains a two storey end terraced property of Victorian era. There is a shop at ground floor (The Pasta Shop) and residential above. To the rear of there are a number of single storey buildings and an extension to the ground floor shop and a building along the rear boundary. As such there is limited garden area remaining. There is a hairdressers/bungalow directly to the east however the immediate context is predominantly residential in character which terraced properties to the west and relatively modern development to the north (Regal Place).

Proposal

The application seeks approval for: a) a first floor rear extension with balcony and spiral staircase. The dimensions of the extension would be 2.7m in depth by 4m in width. The extension would have a flat roof to a height of 2.5m. A balcony is proposed to the front of the extension and would have a width of 1m and would lead to a spiral staircase providing access from the first floor to the rear garden. Since the initial submission of the application, a revised drawing has been submitted adding a screening panel to the east end of the balcony; and b) an enlargement of first floor window within the east elevation with Juliet balcony.

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 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

No comments received

Local Residents/Interested Parties

Initial consultations: 9

Total number of responses: 1

Total number of objections: 1

Total number in support: 0

One letter has been received from a neighbouring occupier raising the following issues:

- There shall be no unauthorised access onto our private property, measures should be taken to carry out this build fully on the applicant's property. *Officer response: All works are to take place on the applicant's land.*
- We are currently discussing our own plans for a 2nd floor development on the existing bungalow and garage in the future, would this build jeopardise any planning approval? *Officer response: It is not possible to assess any impact until a planning application has been submitted.*
- No damage is caused to the boundary fence. *Officer response: This is a matter between the land owners*

A further reconsultation was undertaken on the amended plans which show a screening panel at the east end of the balcony.

5 Assessment of the planning issues

Design and Visual Amenity

First floor extensions which incorporate a flat roof are not generally supported as they detract from the character and appearance of the building and have a negative visual impact on the street scene.

However in this instance the extension would be obscured from direct views in the most part by the bungalow at the neighbouring property to the east. The extension would be visible when travelling north along London Road approaching the bridge where the land is elevated, although given that the site is set back over 30m, views of the extension would not be prominent. In addition the facing brick would match those used in the existing property.

With regard to the replacement of the first floor window with doors and a Juliet balcony within the east elevation there are examples of Juliet balconies in close proximity to the site at the development at Regal Place. It is considered that this would not be uncharacteristic and would not be visually

harmful the street scene.

Neighbouring Amenity

No 13 Queens Walk There is already a window at first floor level within the east elevations which overlooks the neighbouring property to the east. It is considered that the replacement window would not unduly impact upon the amenity of the occupiers of this property.

No 34 London Road The main concern is the overlooking from the balcony to the occupiers of this property. There is a separation distance of approximately 22m to this property. Whilst as a 'rule of thumb' a back to back distance of 21m is considered to be adequate to avoid harmful overlooking, it is considered that someone standing on a balcony at an elevated level would be harmfully intrusive and therefore amended plans have been sought providing a screen at the eastern end of the balcony and neighbouring properties were reconsulted. No letters have been received following reconsultation on the amended plans.

48 London Road There is a 30m separation distance to this property and therefore the proposal would not unduly impact upon the amenity of the occupiers of this property.

With appropriate screening to the eastern side of the balcony the proposal would not unduly impact upon the amenity of neighbouring occupiers and hence the proposal accords with policy PP3 of the Adopted Peterborough Planning Policies DPD and policy CS16 of the Adopted Peterborough Core Strategy DPD.

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 proposal would not detract from the character and appearance of the existing property or from the visual amenity of the surrounding area
- The proposal would not unduly impact upon the amenity of neighbouring occupiers.

Hence the proposal accords with policies PP2 and PP3 of the Adopted Peterborough Planning Policies DPD and policy CS16 of the Adopted Peterborough Core Strategy DPD.

7 Recommendation

The Director of Growth and Regeneration 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 first floor 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 approved plans details of the proposed privacy screen shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first floor extensions being brought into use.

Reason: In order to protect the amenity of neighbouring occupiers and in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

Copy to Cllr Faustino, Cllr Thulbourn and Cllr Serluca