

Application Ref: 16/00180/HHFUL

Proposal: 2 storey extension to the side and single storey extension to the rear

Site: 5 Woodfield Road, Peterborough, PE3 6HD,
Applicant: Mrs Louise Double

Agent: Mr Tony Pignatiello
M.A.P. Design Services

Referred by: **Head of Construction and Development**

Reason: The agent is now an employee of Peterborough City Council

Site visit: 02.03.2016

Case officer: Mrs A Walker
Telephone No. 01733 454418
E-Mail: astrid.walker@peterborough.gov.uk

Recommendation: **Grant** subject to conditions

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

Site Description

The application property is a two storey semi-detached dwelling house with detached garage set to the rear. The property is of 1930s style with attractive double height bay window to its front elevation. The property has a hedge to its front boundary and the majority of the northern boundary with number 3 Woodfield Road. The property has an existing dropped kerb and off road parking for two cars on the driveway to the north side of the property.

The surrounding character is residential in nature comprising of 1930s style two storey semi-detached dwellings like the application property. Many of the properties have been altered and extended and there are a number of two storey side extensions visible within the street scene.

Proposal

Planning permission is sought for the following:

- 1) A two storey side extension of approximately 2.8 metres wide x 8.2 metres long and x 8.6 metres high (5.8 metres to the eaves).
- 2) A single storey rear extension with a monopitch roof of approximately x 8.2 metres wide by x 3.5 metres long by x 3.3 metres high (2.3 metres to the eaves)

It is proposed that materials that match those used in the construction of the existing dwelling are used for the extension.

It should be noted that the proposal has been amended from the originally submitted scheme so that the front of the two storey side extension has been set back by approximately 1m and will continue the original stepped back building line, rather than extending across from the porch addition. The style of windows has also been amended to feature a horizontal and vertical glazing bar so that they are more in keeping with those used in the existing property. Side hung garage doors with high level window have substituted the previously proposed up and over style garage door.

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.

PP13 - Parking Standards

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

Peterborough Local Plan 2016 to 2036 (Preliminary Draft)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document runs from 15 January to 25 February 2016.

At this preliminary stage the policies cannot be afforded any weight with the exception of the calculation relating to the five year land supply as this is based upon the updated Housing Needs Assessment and sites which have planning permission or which are subject to a current application. Individual policies are not therefore referred to further in this report.

4 Consultations/Representations

No comments received.

Local Residents/Interested Parties

Initial consultations: 6

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No representations have been received from any nearby neighbours.

5 Assessment of the planning issues

The main planning issues are:

- The impact of the development on the character of the area
- The impact of the development on neighbour amenity
- Parking

The Impact of the development on the character of the area

The application dwelling is a 1930s style two storey semi-detached dwelling of an attractive appearance and retains much of its original character. Notwithstanding this the property is not within a conservation area or protected by an Article 4. Many of the properties within the street have been altered and extended since their original construction.

The neighbouring property, number 3 Woodfield Road has recently constructed a two storey extension to its south side that sits approximately 0.3 metres from the common boundary with the application dwelling. The proposed two storey extension would sit to the north side of the property and extend up to the boundary, with a separation distance of approximately 0.3 metres. The proposal would therefore erode the remaining separation gap that sits between the application dwelling and the neighbouring property number 3 Woodfield Road. The spacing between properties is generally considered an important part of the character of a street and extensions should be designed so that they preserve this and avoid the creation of a 'terracing effect'. For extensions to the side of a property it is usually considered good design to step the extension back and reduce the ridge height. This is to enhance the spacing between the properties and ensure that the extension appears subordinate to the host property.

In this instance however it is not considered that such a step back and reduction in ridge height would work and that it would draw more attention to the application dwelling and the relationship to number 3 Woodfield Road, as well as making the pair of semi-detached dwellings look unbalanced. The loss of the spacing between the properties in this case is only apparent when viewed directly from the front of the property and not overly obvious in a long view taking from the north or south end of the street. The design of the extension has been amended from the originally submitted scheme so that it has been set back by approximately 1 m from the front porch and will follow the existing staggered part of the original front building line. The existing roof style and line will be continued. The style of windows and doors have also been changed to be more in keeping with the age of the property and those within the host dwelling.

On balance therefore it is considered that whilst the proposal would erode the spacing between the application property and number 3 Woodfield Road, this would not result in a sufficiently detrimental impact on the character of the street scene so as to warrant the refusal of the application. The design has been amended so that it is sympathetic to the host property and it will not appear out of keeping with the character of the properties in the area, of which many have been extended and altered.

The single storey rear extension will not be visible from the street scene and will not have any adverse impact on the character of the area.

The proposal is therefore considered in accordance with Policy CS16 of the Peterborough Core Strategy and Policy PP02 of the Peterborough Planning Policies DPD.

The impact of the development on neighbour amenity

No representations have been received from any nearby neighbours.

The neighbouring dwelling to the north, number 3 Woodfield Road, has a blank side wall adjacent to the common boundary with the application property. The proposed two storey extension does not have any side windows and will not extend beyond the depth of the neighbours side extension. Number 3 Woodfield Road also has a single storey rear extension. This is set back from the common boundary by approximately 2.8 metres. The proposed single storey extension will not

project beyond the depth of this, and given the position of the neighbours' windows in the west facing wall of their extension it is not considered that the single storey extension will result in any adverse impact on their amenities.

The adjoining dwelling to the south, number 7 Woodfield Road, has a small lean to glazed extension adjacent to the common boundary. The proposed extension will not project beyond this. It is not therefore considered that the extension would result in any adverse impact on the amenities of the occupiers of the adjoining dwelling.

The proposed extensions are therefore in accordance with Policy CS16 of the Peterborough Core Strategy and Policy PP03 of the Peterborough Planning Policies DPD as they will not result in a detrimental impact on neighbour amenity.

Parking

The property currently has two on plot parking spaces on the driveway to the side of the house. The proposed extension will fill this area in leaving only one space to the front driveway. Policy PP13 of the Peterborough Planning Policies DPD requires the provision of two car parking spaces. The applicant has submitted a parking statement including photographs of Woodfield Road, taken over five days at various times in support of the application. The photographs show that whilst there are a few cars parking on the street at any given time the street does not appear overly congested or to suffer from on street parking problems. At the time of visiting the site the street had five cars parked on the highway. Therefore it is not considered that the Local Planning Authority could resist the development on the grounds of the loss of one car parking space. Should further applications for two storey side extensions to neighbouring properties come forward in the future the parking situation will be assessed at the time of the application to ensure that any development does not exacerbate on street parking problems.

Given that the proposal is acceptable in all other regards and given that there is sufficient capacity to provide one car parking space on street it is considered that the proposal is on balance acceptable in terms of the proposed parking provision in accordance with Policy PP13 of the Peterborough Planning Policies 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 proposed development will not result in an unacceptable impact on the character of the area or neighbour amenity.
- The proposed parking provision, in the context of the application site, where there is capacity to park one car on the street is considered acceptable.

The development is therefore in accordance with Policy CS16 of the Peterborough Core Strategy and Policies PP02, PP03 and PP12 of the Peterborough Planning Policies DPD.

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is APPROVED 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 extensions 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 Prior to the first occupation of the extension hereby approved, one parking space of 2.5 m x 5m shall be provided to the front driveway as shown on the proposed block plan 'drawing number 003 (3 of 3) Rev A dated 05.04.16' and subsequently retained as such in perpetuity for the purposes of parking a car in connection with number 5 Woodfield Road.

Reason: In the interests of highway safety in accordance with policy PP13 of the Peterborough Planning Policies DPD.

C 4 The development hereby approved shall be carried out in accordance with the following approved plans:

- Existing Floor Plans and Elevations – drawing 001 (1 of 3)- January 2016
- Proposed Floor Plans and Elevations – drawing 002 (2 of 3) – January 2016
- Existing and Proposed Block Plan - drawing 003 (3 of 3) Rev A 05.04.16.

Reason: To clarify the approved details and to ensure the development accords with the reasoning and justification for granting approval.

Copies to Councillors: Ayres, Fitzgerald and Maqbool

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