

**Application Ref:** 16/00497/HHFUL

**Proposal:** Front porch and single storey rear extension

**Site:** 20 High Street, Glinton, Peterborough, PE6 7LS

**Applicant:** Mr Peter Smith

**Agent:** J J + J Hartley

**Referred by:** Glinton Parish Council

**Reason:** Size, scale, overdevelopment of the site and impact to the Conservation Area and to neighbour amenity

**Site visit:** 11.04.2016

**Case officer:** Mr M A Thomson

**Telephone No.** 01733 453478

**E-Mail:** matt.thomson@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions

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

### **Site Description**

The Application site comprises a detached single storey dwelling set back from the road, providing three off-street parking spaces. No.22 High Street to South is a similar sized detached single storey dwelling with a detached single garage set back behind the dwelling. To the north (No. 18) is a detached two storey dwelling; all three properties are on a similar building line. There are a number of trees situated to the rear of the site. The application site is situated within the Glinton Conservation Area.

### **Proposal**

The Applicant seeks planning permission for the erection of a single storey rear extension and a front porch.

Following negotiations with the Local Planning Authority amended plans have been received which have reduced the height of the proposed rear extension from 5.5m to ridge to 4.5m to ridge, with an eaves height of 2.4m. The proposed rear extension, which incorporates an existing extension, comprises a floor area of 7.6m x 5.1m.

A porch is also proposed on the front elevation, which would have a floor area of 2.25m x 2.25m proposing to stand at 2.5m to eaves and 3.9m to ridge.

Both extensions would be constructed out of matching materials.

## **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.

## **Planning (Listed Building and Conservation Areas) Act 1990**

### **Section 72 - General duty as respects conservation areas in exercise of planning functions.**

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the Conservation Area or its setting, or any features of special architectural or historic interest which it possesses.

## **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.

### **CS17 - The Historic Environment**

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

## **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.

### **PP17 - Heritage Assets**

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

## **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**

### **Glington Parish Council (20.04.16)**

The Parish Council object to the proposal due to the height and length of the extension, which is not considered to be in keeping with the Conservation Area or neighbouring properties, resulting in overdevelopment of the site. The site has already been extended and concerns are raised with the proximity of the extension to the shared boundary.

## Second Round

The Parish Council note the lower roofline however the footprint has not been reduced. The property has already been extended twice which taken together with this proposal results in overdevelopment of the site. The extension would have a detrimental impact on the neighbours views and amenity. Attention is drawn to the fact that the application site is within a conservation area.

Notwithstanding the amended plans the Parish Council maintain that if Officers are minded to recommend approval that this application is referred to the Planning and Environmental Protection Committee.

### **PCC Conservation Officer (12.04.16)**

No objection - With respect to the proposed front porch extension, the proposed size and appearance is not considered to detract from the character, appearance or significance of the wider Glington Conservation Area or that of any listed building within the vicinity.

With respect to the proposed rear extension this is a very large extension that will be prominent from the rear gardens of the two flanking properties. However, it will not be particularly prominent from the public realm due to the concealed nature of the site and therefore not significantly detract from the character and appearance of the Glington Conservation area.

### **Local Residents/Interested Parties**

Initial consultations: 4

Total number of responses: 3

Total number of objections: 3

Total number in support: 0

Letters of representation have been received from the adjoining properties (No. 18 and 22 High Street) raising the following concerns;

- Size and scale of the proposed extension doubles the length of the bungalow;
- The site is situated within a conservation area;
- Proximity to the shared boundary;
- Overbearing impact;
- Loss of view of open space, land, trees and birds;
- Loss of sunlight;
- The property previously been extended;
- Party Wall Act;
- Proposal would result in the loss of day light; and
- Removal of a trees to facilitate works.

It has been suggested that a smaller, lower alternative would be in keeping with the environment.

## **5 Assessment of the planning issues**

### **Design and Layout**

Policies CS16 and PP2 seek to ensure any development would not have an adverse impact on the character of the area. Policy CS17 and PP17 seek to ensure that development respects the setting of heritage assets.

Letters of representation have been received raising concern with the size and scale of the proposed extension, advising that it would double the length of the bungalow, that the property has been previously extended and that the site is situated within a Conservation Area. It is noted that the site is situated within a Conservation Area, however it is a question of whether the proposal would preserve or enhance the setting of the Conservation Area.

The Councils' Conservation Officer has been consulted and noted the size of the proposal, however has raised no objection as the proposal would not be prominent from the public realm and therefore it would preserve the character and appearance of the Conservation Area and accord with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990

Both the Case Officer and Conservation Officer note that the proposed single storey rear extension is large, and that the property has been previously extended, however the application site is large and is considered capable of accommodating the proposal without the plot looking over developed, therefore it is considered that the proposed rear extension is not considered to be out of keeping with the established context of the immediate area and would retain sufficient garden to serve the host building.

The proposed porch is considered to be subservient in size and design and is accepted.

Subject to the proposed extensions being constructed out of matching materials the proposal would accord with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011) and PP2 and PP17 of the Peterborough Policies DPD (2012).

### **Neighbour Amenity**

Policy PP3 seeks to ensure that any development would not result in an unacceptable overbearing impact, loss of privacy, light, outlook or amenity.

Letters of representation have raised concern that the proposal would have an overbearing impact to adjoining neighbours, and would result in a loss of view, of open space, sunlight, land, trees and birds.

Further to the receipt of amended plans the ridge height has been reduced from 5.5m to 4.5m. The proposed single storey rear extension would be situated immediately adjacent to the southern boundary with No.22 High Street, a single storey dwelling with detached garage. This boundary is demarcated by a close board fence and hedge, and the garage serving No. 22 High Street is set behind this property, adjacent to the boundary. Whilst the proposed extension is large it stands at 2.4m to eaves and given the juxtaposition of No. 22's garage and the intervening boundary treatments, the proposed extension would not result in a significant adverse loss of light, privacy or outlook to this property.

In relation to the impact on No. 18, the neighbour to the north, the proposed extension would be 10m south of the intervening boundary. Given this and the fact that the extension is single storey in height the proposed extension is not considered to harm the amenity of this property.

Letters also raise concern with a loss of view of open space and impact on land, trees and birds. Whilst the extension may be visible and these properties do benefit from good levels of private amenity, as noted above, the proposed extension as amended is not considered to have an unacceptably adverse impact on the amenity of adjoining neighbours. There are mature trees situated at the end of the garden, however these would not be affected by the proposal, although some vegetation would be removed along the southern boundary to facilitate development. A standard nesting birds informative should therefore be attached. Any tree removal would require approval by the Council's Tree Officer as part of a tree application as the site is situated within the Conservation Area.

Given the size and position of the porch extension this element is not considered to harm neighbour amenity.

To conclude, therefore, the proposed extensions would not have an unacceptably adverse impact on neighbour amenity, and accords with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP3 of the Peterborough Policies DPD (2012).

A letter of representation has made reference to right to light, however this is a civil matter between

the two parties.

### **Parking**

The scheme would not introduce any additional bedrooms nor result in the loss of any parking spaces, therefore the scheme accords with Policy PP13 of the Peterborough Policies DPD (2012).

### **Other Matters**

Party Wall Act - as the proposal would be constructed adjacent to the boundary the Applicant will need to accord with the Party Wall Act, which is separate to the planning process.

## **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 extensions would not unacceptably harm the character or appearance of the host building or street scene, and would preserve the setting of the Conservation Area, and would accord with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2012) and Policies PP2 and PP17 of the Peterborough Policies DPD (2012);
- The proposed extensions would not unacceptably harm the amenity of adjoining neighbours, and therefore accords with Policy CS16 of the Peterborough Core Strategy DPD (2012) and PP3 of the Peterborough Policies DPD (2012); and
- The proposal would not result in a highway safety hazard and sufficient car parking can be provided thereby according with Policy PP13 of the Peterborough Policies DPD (2012).

## **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 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

- 4491/1 - Existing floor plan, elevations and location plan, and proposed block plan
- 4491/2A - Proposed floor plans and elevations
- 4491/3A - Proposed elevations

Reason: For the avoidance of doubt and in the interest of proper planning.

Copies to Councillors: P Hillier, J Holdich OBE

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