

**Application Ref:** 16/02383/HHFUL

**Proposal:** Two storey rear extension

**Site:** 115 Donaldson Drive, Paston, Peterborough, PE4 7XW

**Applicant:** Mr & Mrs C Jolley

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

**Referred by:** **Head of Planning Services**

**Reason:** Agent is a member of staff.

**Site visit:** 11.01.2017

**Case officer:** Mr D Jolley

**Telephone No.** 01733 453414

**E-Mail:** david.jolley@peterborough.gov.uk

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

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

#### **Site and surroundings**

The application site is one of a brick build semi detached pair of dwellings with tile roof. The dwelling has an open front garden, driveway to the side with space for two vehicles and a side rear garage. The rear garden is fully enclosed. The dwelling has a single storey extension to the rear.

#### **Proposal**

Permission is sought for a two storey full width extension to the rear.

### **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.

## **4 Consultations/Representations**

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

Initial consultations: 7

Total number of responses: 1

Total number of objections: 0

Total number in support: 0

A single objection has been received in relation to the proposal;

Would having a side window affect the selling of our house?

Does the side window have to be as large as shown on the application?

We would like a similar extension will it be allowed?

Will the side elevation window be frosted as our drive and main entrance door will lose privacy?

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

The main considerations are;

- The impact of the proposal on the character of the area
- The impact of the proposal on the amenity of the occupiers of neighbouring dwellings

### **The impact of the proposal on the character of the area**

The extension will be visible from the front of the dwelling in glimpsed views along the driveway as one passes along Donaldson Drive. Better views will be possible from the garage court to the south of the site, the extension will be constructed directly adjacent to the attached neighbours two storey rear extension. The proposed extension is of a reasonable scale and will not oversize or out of place, the design of the extension matched that of the host dwelling and it will not appear incongruous.

In light of the above it is considered that the extension will not harm the character of the area.

### **The impact of the proposal on the amenity of the occupiers of neighbouring dwellings**

The attached neighbour already has a two storey extension constructed directly adjacent to the shared boundary. The proposed extension is of a similar projection and as such will not overshadow or be overbearing to the occupiers of the attached neighbour.

The proposed extension will cause a small amount of overshadowing over the single storey rear extension of 117 Donaldson Drive, but this is not considered to be materially harmful. The two dwelling are separated by approximately 4.7 metres, this is considered to be an ample separation distance between the dwelling and the proposed extension will not be overbearing to the occupiers of number 117.

The construction of the full width rear extension necessitates the insertion of a 1st floor side facing window to serve what was the back bedroom (a middle bedroom under the proposal). This window will not facilitate views into the neighbouring property that a materially worse than the current arrangement. The neighbour has raised concern that the window will allow views into the neighbours rear door serving the rear extension. Views into this door will be possible but given the angle of view and the slight offset between the window and the door it is not considered that the impact upon the neighbours privacy is unacceptable. The neighbour has stated their drive will lose privacy, however this is open to the frontage and as such could not be currently considered to be private.

The neighbour has asked a number of questions in relation to the proposal. They have asked whether the new 1st floor side window will be obscure glazed. The LPA do not consider it reasonable or necessary to obscure glaze this window for the reasons discussed above. If this window were obscure glazed the LPA would not support the proposal as the room would not provide sufficient amenity to the occupiers.

The neighbours have asked whether the 1st floor side facing window needs to be as large as proposed. The LPA do not consider that this window has to be at the scale proposed but do not believe there is sufficient justification for requesting that it is made smaller.

The neighbours have asked whether the window would affect the resale of their property and whether they would be permitted a similar arrangement if they were to extend. Neither of these questions are material considerations to the determination of a planning application.

#### **Other matters**

The proposal results in the creation of an additional bedroom, but this does not increase the parking requirements. The dwelling can accommodate two vehicles off street and as such the proposal is compliant with policy PP13.

## **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 will not unacceptably harm the character of the area or the amenity of the occupiers of neighbouring dwellings; in accordance with policy CS16 of the Peterborough Core Strategy (DPD) 2011 and policies PP2 and PP3 of the Peterborough Planning 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 development shall be carried out in accordance with drawing; 002.

Reason: For the avoidance of doubt.

C 3 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).

Copies to Councillors: Andrew Bond, Julia Davidson and Darren Fower