

Item No.5.5

Planning and EP Committee 16 May 2017

Application Ref: 17/00629/HHFUL

Proposal: Single storey rear extension

Site: 11 Pembroke Grove, Glinton, Peterborough, PE6 7LG

Applicant: Mr & Mrs B Page

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

Referred by: Head of Development and Construction

Reason: Agent is a member of staff

Site visit: 25.04.2017

Case officer: Miss Sundas Shaban

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Recommendation: **GRANT** subject to relevant conditions and no objections being received from Glinton Parish Council

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

Site description

The application site is located within the Glinton Village Envelope. It comprises a large red brick two storey detached dwelling. The property is set back from the road by approximately 10 metres and benefits from a large garden to the front and rear. It has an attached double garage projecting to the front and a driveway for additional off-street parking. The rear garden is enclosed by 2 metre close boarded fence and overlooks Vergette Road, which is located to the south. The area is primarily residential with properties sitting on large plots, similar in size but varying in character.

Proposal

The application seeks planning permission for a ground floor extension to the rear of the property. The extension would measure 4.3 metres (length) x 10.3 metres (width). It would have a mono-pitched roof with an overall height of 3.4 metres (2.4 metres to the eaves). The external materials of the extension would match the existing dwelling. Three roof lights are proposed and a large window and patio doors on the rear elevation.

2 Planning History

Reference	Proposal	Decision	Date
17/00325/CLP	Single storey rear extension	Refused	24/03/2017

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.

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 took place between December 2016 and 9 February 2017. The responses are currently being reviewed. At this preliminary stage only limited weight can be attached to the policies set out therein.

4 Consultations/Representations

Glington Parish Council

The formal consultation period on the application expired on 2 May 2017. Glington Parish Council has asked for an extension of time as its next meeting is not until the 16 May 2017 which is the date of the committee. The Parish Council has set up a working group which will initially review the application and provide provisional comments. The Parish Council's final formal response will be confirmed at its meeting on 16 May. Officer recommendation (set out in Section 7) has therefore been adjusted. The application is recommended for approval subject to no objections formally being received from Glington Parish Council following its consideration of the application on 16 May 2017.

PCC Tree Officer

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 letters of representation have been received from local residents/interested parties.

5 Assessment of the planning issues

Design and impact on the character of the area

It is considered that although the footprint of the extension is quite large it still respects the size and character of the existing dwelling and the area. Due to the location of the property there would be views of the proposed extension from Vergette Road. However, the use of matching materials is proposed so it would not appear odd or out of keeping with the existing dwelling. The roof would be

mon-pitched and follow the design of the existing house, thereby providing a unifying element and resulting in the extension to almost blend into the existing house

In light of its design and sympathetic materials it is not considered that any unacceptable visual impact would result from the proposed extension. The proposal is therefore not considered to have any adverse impact upon the visual appearance of the surrounding street scene in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

Neighbour amenity

The nearest neighbours are to the east and west (no's 10 and 12 Pembroke Grove).

Due to the application site being located on a bend the neighbour to the east (no.10) is set slightly further back therefore it projects approximately 4 metres from the rear elevation of the application site. The proposed extension would therefore only project approximately 0.3 metres from their rear elevation. This level of projection is considered to be very minor and would not result in any significant adverse impact in terms of overbearing impact or overshadowing.

With regards to the neighbour to the west, no.12, this currently has a conservatory to the rear which projects approximately 4 metres from the rear elevation of the application site. The proposed extension would therefore only project by approximately 0.3 metres beyond their rear elevation. Some overshadowing will result when the sun is due east, however, due to the small projection any overshadowing will be minimal and within acceptable limits.

Properties to the south are located a considerable distance from the proposed extension (approximately 15 metres) therefore it is not considered any impact would result upon their amenity in terms of overbearing or overshadowing.

A Certificate of Lawfulness was sought for the proposed extension, however due to the extension exceeding 4 metres in depth it could not be considered as lawful. The proposed extension would only be 0.3 metres over what could be done under permitted development and is within the limitations of the Prior Approval scheme. The applicant could erect a rear extension of up to 8 metres with no neighbour objections. Given how close the scheme is to being permitted development it is considered that the application could be reasonably refused. No neighbour objections have been received.

It is not considered that the application would result in any unacceptable adverse impact upon the amenities of neighbouring occupants, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

Trees

No comments were made by the Tree Officer. There are no trees within close proximity of the proposed extension therefore there are no arboricultural implications.

6 Conclusions

Subject to the imposition of the attached conditions and no objections from Glington Parish Council, 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 result in an unacceptable impact to the character, appearance or visual amenity of the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).
- the proposal would not result in unacceptable impact upon the amenities of neighbouring occupants, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy 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 and no objections formally being received from Glinton Parish Council following its consultation of the application on 16 May 2017:

- 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:

- Location plan
- Existing floor, elevations and block plans - 001
- Proposed floor and elevations - 002
- Sections and notes - 003

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