

Item No. 5.6

Planning and EP Committee 16 May 2017

Application Ref: 17/00338/HHFUL

Proposal: Single storey extension to the rear and side of the property

Site: 11 Broadway Gardens, Peterborough, PE1 4DU,
Applicant: Mr & Mrs J Covell

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

Referred by: The Director of Growth and Regeneration

Reason: The agent is an employee of the Authority

Site visit: 08.03.2017

Case officer: Mr M Roberts
Telephone No. 01733 454410
E-Mail: mike.roberts@peterborough.gov.uk

Recommendation: Grant subject to conditions

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

The site and surrounding area

Broadway Gardens principally consists of detached dwellings and it is situated within the Park Conservation Area. It comprises of a long cul-de-sac with the dwellings generally set well back from the pavements. This provides a pleasant residential environment. The application dwelling, no.11 Broadway Gardens, is a detached 3 bedroom dwelling.

The front elevation of no.11 is set back from the front elevation of no.9 Broadway Gardens to the south. The shared rear boundary of these two dwellings comprises the side boundary of the garage of no.11.

To the north side no.13 is a detached dwelling that has its entire two storey south facing elevation close to the boundary with no.11. The rear elevation of no.11 is set approximately 9m rearwards of the rear elevation (that includes a conservatory) of no.13.

The proposal

The proposal is for a single storey flat roof extension to the rear that is to be linked to the part conversion of the existing garage.

The single storey rear extension is to span the whole width of the rear elevation of the dwelling measuring 7.15m. It will extend rearwards to a maximum depth of 5.8m. The rear elevation of the extension is to be close to the two storey side, south facing elevation, of no.13 Broadway Gardens. The extension will provide an enlarged kitchen, dining room and lounge.

The conversion of the first initial 5.8m of the existing garage is for a utility room. This will link to the side of the proposed rear extension. The existing garage has a parapet wall above the garage door. This feature is to remain with the front elevation to have a door and window. The roof of the garage has a very shallow mono-pitch slope down from south to north. This is to be replaced with a flat roof. This will not involve an increase in the height of the south facing flank elevation of the garage that forms the boundary with that of no.9 Broadway Gardens. The height will remain at 2.76m.

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.

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.

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 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

Victoria Park Residents Association

No comments received

PCC Conservation Officer (15.03.17)

The extension is single storey and located to the rear of the property and will therefore have little impact on the character and appearance of the conservation area.

Recommendation:

From a heritage consideration the proposed works can be supported. It is considered that the work will preserve the character and appearance of the Park Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and is in accordance with Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012) and the National Planning Policy Framework (Heritage considerations)

Local Residents/Interested Parties

Initial consultations: 6

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No objections have been received from the occupiers of the adjacent residential properties.

5 Assessment of the planning issues

Planning Issues

The design of the extension

The rear extension will not be visible from within the two adjacent dwellings and it will not be prominent within the curtilages of these dwellings. Being only single storey it will not be a prominent feature. This being the case the design of the extension and its relationship to the host dwelling is considered acceptable. The part conversion of the existing garage will be barely noticeable within the street scene.

The impact of the extension upon the character and appearance of the Park Conservation Area

As the extension is to be to the rear of the dwelling it would have no impact upon the character and appearance of the Park Conservation Area. The Conservation Officer has raised no objections

The impact of the extension upon the amenities of the occupiers of the adjacent residential properties

No.9 Broadway Gardens

As the height of the south facing wall of the garage will not alter there will be no material physical impact upon the amenities of the occupiers of no.9. The remaining area of brick wall along the shared boundary will remain at its current height. A condition is recommended to restrict the insertion of windows in the south elevation of the converted garage in the interest of the privacy of the residents of no.9.

No.13 Broadway Gardens

The rear elevation of the extension will be aligned close to the two storey rear elevation of no.13. Beyond that for a distance of 3.8m is the side brick wall of a conservatory of no.13. The occupiers of the no.13 will only be able to view the extension from within their rear garden. No.13 has no windows in its south facing elevation to be affected by the rear extension. The relationship between the extended dwelling and no.13 will be satisfactory and the amenities of the occupiers of no.13 will not be adversely affected.

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:

- o The conversion of part of the existing garage and the rear extension to the dwelling would not adversely impact upon the character and appearance of the conservation area in accordance with policy PP17 of the Peterborough Planning Policies DPD
- o The part conversion of the garage to a habitable room and the rear extension would not impact upon the amenities of the occupiers of the two adjoining dwellings in accordance with policy PP3 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 No development shall take place until details of the brick type for the external walls of the extension and for the conversion of the garage have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

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 provisions of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re enacting that Order with or without modification), no windows shall be inserted into the south facing flank elevation of the utility room hereby approved.

Reason: In order to protect the amenity of the adjoining occupiers, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD and policy PP3 of the Peterborough Planning Policies DPD.

C 4 The development hereby approved shall be implemented wholly in accordance with the following details:

- drawing dated 18 February 2017 - site location plan
- drawing no.001 (3 of 3) - block plan
- drawing no.002B – Floor layout and elevations

Reason: For the avoidance of doubt.

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