

## Agenda Item 3

### Planning and EP Committee 28 November 2017

<b>Application Ref:</b>	17/01615/HHFUL
<b>Proposal:</b>	Proposed two storey rear extension, front porch and additional windows on side elevation
<b>Site:</b>	8 Borrowdale Close, Gunthorpe, Peterborough, PE4 7YA
<b>Applicant:</b>	Mrs Terri Kitoto-Luhata
<b>Agent:</b>	Mr Sajan Varghese BRETWAY Designs
<b>Referred by:</b>	Councillor Davidson and Councillor Bond
<b>Reason:</b>	The impact to the character and appearance of the site and the surrounding area as well as the impact to the amenity of surrounding neighbours.
<b>Site visit:</b>	28.09.2017
<b>Case officer:</b>	Mr Jack Gandy
<b>Telephone No.</b>	01733 452595
<b>E-Mail:</b>	jack.gandy@peterborough.gov.uk
<b>Recommendation:</b>	<b>GRANT</b> subject to relevant conditions

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

### **Sites and Surroundings**

The application site comprises a two storey semi-detached dwelling located within a residential area. The property has a single detached garage positioned to the rear of the house which adjoins the neighbouring garage at No. 9. The properties within Borrowdale Close are predominantly detached bungalows, however, upon entry into Borrowdale Close from Coniston Road, Nos. 1 to No. 14 are all semi-detached two storey dwellings. The properties to the rear of the site, within Eskdale Close, are two storey dwellings.

### **Proposal**

Planning permission was originally sought for a two storey rear extension, front porch and additional windows on the side elevation of the property. Amended plans have been received during the course of the application reducing the size the two storey rear extension, thereby creating a part two storey rear extension and part single storey rear extension. The amended plans also changed the internal first floor layout and changed the glazing to some of the windows.

The two storey rear extension was originally proposed to measure approximately 5m (length) x 5m (width), with a ridge height of 6.6m and eaves height of 5.5m. The amended plans received reduced the two storey rear projection from 5m to 2.75m, however, they retained the ground floor projection at 5m, creating a part two storey and part single storey rear extension. The ground floor rear extension proposes a mono-pitch roof, with ridge height of 3.6m and eaves height of 2.6m.

The proposed front porch would measure approximately 1.8m (depth) x 2.2m (width). It would have a mono-pitch roof with an overall height of 3.6m (2.2m to eaves).

In addition 3 new side windows are proposed to be inserted into the existing side gable of the

property, a ground floor dining room window, and two first floor obscure glazed bathroom/en-suite windows. A ground floor kitchen window is also proposed in the new extension on this side elevation.

## **2 Planning History**

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
P0732/76	Residential development of 14 houses, 11 chalets and 15 bungalows (approval of reserved matters)	Permitted	02/11/1976

## **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 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**

### **Werrington Neighbourhood Council**

No comments received

### **Councillor Davidson**

Objection – For the following reasons:-

The development would completely change the aesthetics of the street and properties to the rear. It would not be in keeping with the character and appearance of surrounding residential properties

in Borrowdale Close and Eskdale Close to the rear. The proposed development will cause structural and drainage issues for neighbouring properties.

### **Councillor Bond**

Objection – For the following reasons:-

The height of the build; the loss of light and privacy to surrounding neighbours and the reduction in property values.

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

Initial consultations: 7

Total number of responses: 16

Total number of objections: 16

Total number in support: 0

### First Consultation on original plans:-

9 letters of objection were received raising the following issues:-

- Loss of light to the windows and rooms of surrounding properties and their gardens and patio areas.
- Rear extension too large. The large side elevation would be very overbearing for neighbours. Reduced privacy for neighbours from proposed windows. Especially if obscure glazed windows could be fully opened.
- No properties within the surrounding area have a two storey extension down the close, so this will look out of context with all the other properties.
- The proposed porch would extend beyond the frontages of No. 7 and No. 8 Borrowdale Close. No surrounding properties have a 'full front porch', only porch roofs. Therefore this will be out of keeping with the surrounding area.
- Decrease in property values.
- Loss of privacy to surrounding rear gardens.
- A single rather two storey extension would be fine.
- Query received as to why occupiers of No. 6 Borrowdale Close they were not notified.
- The view from the garden would be the extension, not be a clear blue sky.
- The proposed extension would be an eyesore, out of character and not in keeping with surrounding properties.
- Approval would set a precedent for anyone in that row of houses to do the same, which would have an adverse effect on properties in Eskdale Close.
- Access to the building works would be down the drive, where neighbouring vehicles are parked.
- The extension would be visible from the road.
- Land of extension higher than that of neighbouring sites resulting in unacceptable reduction in light and privacy for neighbouring sites.
- Extension too close to neighbouring boundary.
- Overshadowing impacts.
- Overdevelopment of the site.
- Little or no garden space would remain, just buildings.
- 'Air loss' to the property, which corners on to it
- Has correct notice been served at No. 9 Borrowdale Close?
- Extra noise and disruption
- Artificial light pouring into my well used garden.
- Front extension would look out of place.
- Neighbour's right to light would be affected. Legal advice would be sought if approved.

## Second Consultation on amended plans:-

7 letters of objection were received raising the following issues:-

- Reduction in light levels to the neighbouring property.
- Unacceptable loss of privacy for neighbouring rooms and gardens.
- Overshadowing and the neighbour's right to light would be affected. Legal advice would be sought if approved.
- Overdevelopment of land. Extensions proposed too large for these houses.
- Proposal made up of three sections and would be out of character to properties within the surrounding area.
- Even with the amendments, the proposal would impact upon natural daylight entering the gardens of surrounding neighbouring properties.
- The amended plans will impact upon privacy due to its height
- Front porch would be out of character with properties in the surrounding area.
- The amended extension is still far too large.
- Devaluation of property.
- Proposal would be an eyesore and out of character.
- The three bed property has recently been purchased. There are fears it would be used as a rental property with increased traffic and parking requirements than would be available.
- Proposal would set a precedent for the other houses along Borrowdale Close, intruding on other properties, restricting light and changing the street character, both to the front and rear of the site.
- The extension would appear very large / dominant.
- If plans are approved, this would set a precedence over properties within the surrounding street scene.
- The revised plans include an extra side elevation window at first floor level. This would overlook into the garden of No. 9 Borrowdale Close.

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

The main considerations are:

- Design and impact to the character and appearance of the site and the surrounding area
- Neighbour amenity
- Parking provision

### **a) The design and impact on the character and appearance of the site and the surrounding area**

#### **i) The two storey and single storey rear extension**

When the application was originally submitted a full two storey rear extension was proposed to the rear of the house. The amended plans received subsequently reduced this to a part two storey and part single storey rear extension.

The original plans were considered by Officers to be unacceptably harmful to the amenity of No. 7 Borrowdale Close with respect to overbearing and overshadowing impacts. The original plans were also considered to have unacceptable impacts on the privacy to No. 9 Borrowdale Close.

It is considered that the reduced size, scale and design of the proposed rear extensions would be in keeping the character and appearance of the host property. The two storey extension has been designed with a ridge height approximately 0.9 metres lower than the main roof, to ensure it appears visually subservient to the main house. The materials of the proposed extensions are to match those of the existing house to ensure an acceptable visual appearance.

As this is a rear extension there would be extremely limited views of it from the surrounding public highways. The main views of it would be from the immediate surrounding rear windows and

gardens of neighbouring properties.

Whilst there may not be many properties in the surrounding area that have two storeys rear extensions, it is not considered that this proposed extension would result in unacceptable visual harm to the character and appearance of the site or surrounding area, particularly due to limited views of it from the surrounding streetscene.

## **ii) The front porch extension**

The existing property currently shares a flat roof canopy structure over its front door with the property it adjoins. This is a characteristic of the properties in this part of the streetscene. Some of the surrounding properties have changed from a flat to monopitch roof design, but none of them have built fully enclosed porch extensions.

A fully enclosed porch extension measuring 1.8m x 2.2m is proposed as part of this application with a monopitch roof design. Whilst the porch would be different to the existing style of dwellings in the surrounding street scene, this in itself does not make it unacceptable. What needs to be considered is to what degree this difference would result in visual harm to the character and appearance of the surrounding area. There are variations in roof pitches of the porch structures in the vicinity of the site, with flat and mono-pitched roofs, therefore the monopitch roof design proposed is not considered to be visually harmful to the character and appearance of the surrounding streetscene.

The change from solely a canopy porch roof structure to a fully enclosed porch would appear visually different on the property frontage. However, given the small scale of porch and its simple design, it would still remain a visually subservient addition to the property's frontage. Therefore whilst it would appear different, it is not considered it would result in a visually harm addition to the property or surrounding streetscene.

## **iii) New windows to the elevations of the property**

New windows are proposed to the south-east facing elevation of the property. This includes one ground floor dining room window and two first floor obscure-glazed bathroom windows on the existing side elevation of the house. On the new extensions, one side porch window and one kitchen window is proposed. .

The window design proposed is considered to be in keeping with the existing windows of the existing property. Therefore, the proposal is considered to be in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

## **b) Neighbour amenity**

### **i) No 7 Borrowdale Close**

No. 7 Borrowdale Close is the adjoining property located to the north west of the site. On the rear elevation of this property at ground floor level is the kitchen/diner and at first floor level is a bathroom and a bedroom. The bathroom window is the closest window to the side boundary and proposed extension. Bathrooms are not considered to be primary habitable rooms, and as such are not afforded the same degree of protection in terms of loss of light, overbearing and shadowing impacts as say a bedroom or living room window. It is considered that the 2.75 m projection of the two storey extension proposed would not result in unacceptable overshadowing or reduced light impacts to this room.

The neighbouring first floor bedroom window is positioned approximately 2.4 metres from the side boundary of the application site. Therefore, due to its separation distance from the boundary, the lights levels and amenity of this room would not be adversely affected by the two storey rear

extension. In addition, the 0.9 metre lower ridge height also helps to minimise the impacts on this neighbour in terms of loss of light and overshadowing impacts.

At ground floor level, adjacent to the boundary fence, the neighbouring property has a door and a kitchen window. It is not considered that the 2.75 metre projection at two storey level, and the 5 metre projection at single storey level, would result in unacceptable impacts of overbearing or overshadowing for this neighbouring property.

The overall projection of the extension proposed (2.75 metres at two storey, 5 metre at single storey level) would not result in harmful overbearing or overshadowing impacts to the adjoining neighbour's rear garden that measures 13 metres in depth.

No windows are proposed to the north-west facing side elevation of the proposed extension. As such, taking the above matters into account, it is not considered that the proposal would unacceptably impact upon the privacy, light levels and amenity of No. 7 Borrowdale Close.

### **ii) No 9 Borrowdale Close**

No. 9 Borrowdale Close is the adjacent property to the south east of the site. The application site and No. 9 Borrowdale Close are separated via their driveways and their adjoining garages. Therefore the separation distance between the two properties is approximately 5 metres.

With the 5 metre distance, it is not considered that the first and ground floor rear extensions would be unacceptably prominent with the rear garden of No. 9 Borrowdale Close or to its rear rooms. Only the mono-pitched roof of the single storey extension would be visible as the garages screen the ground floor rear extension. It is not considered that the proposal would cause unacceptable overbearing to this neighbouring property due to the large separation distance and intervening garage buildings. With the proposal to the north-west of site, the natural sunlight No. 9 Borrowdale Close receives would not be adversely affected.

Of the additional windows proposed, five new windows would face towards No. 9 Borrowdale Close. The two first floor windows relate to an en-suite and bathroom windows. These would be obscured glazed, and fixed shut, with any openings being top hung only above a height of 1.7m, to prevent overlooking. As such, these would not invade the privacy of the adjacent neighbours. A condition is recommended to secure this.

In respect of the ground floor windows proposed, these would look out onto the driveways of the property and the side gable of No. 9 Borrowdale Close. There is one high level window to the side elevation of No. 9 Borrowdale Close in its single storey rear extension. As the neighbouring window is high level, the proposed ground floor windows on the application site will not result in any harmful overlooking to this window. The high level window is also a secondary window. The principle windows are located on the rear elevation of the single storey extension. Therefore, it is not considered the proposed extensions would result in significant harm to this window.

Whilst Officers consider the relationship between the windows to be acceptable, Members should also note that under permitted development rights, any new ground floor side windows could be inserted into an existing property without the benefit of planning permission.

Therefore it is not considered that the proposed extensions would result in any unacceptable harm to the residential amenity of the neighbours of No. 9 Borrowdale Close by way of overbearing, overshadowing and reduced privacy impacts.

### **iii) Properties from Eskdale Close**

Nos. 16, 18 and 20 Eskdale Close are located at the rear of the application site. These are all two storey properties.

The separation distance between the existing rear elevation of the application site and No. 18 Eskdale Close is approximately 24 metres. This distance is similar for No. 16 and No. 20 Eskdale Close. As the overall length of the extension is 5 metres, there will still be around 18 metres in separation distance. Therefore, it is not considered that the proposal would cause unacceptable overbearing to these neighbouring sites. In addition, due to the orientation of these neighbouring sites to the north-east, it is not considered that the proposal would not cause unacceptable overshadowing.

The extension proposes two first floor rear-facing bedroom windows. These move the existing first floor windows 2.75 metres closer to these neighbouring properties. However, with the remaining 21 metres separation distance between the first floor windows of the neighbouring and application sites, along with surrounding land levels, this is considered to be sufficient to secure privacy.

On the basis of the above, it is not considered that the proposal would result in unacceptable harm to the amenity of surrounding neighbours. The proposal is therefore considered to be in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

### **c) Parking provision**

The existing property currently has a long driveway which measures approximately 20m in length. This can comfortably accommodate the required 2 car parking spaces in accordance with our car parking standards. In addition to the driveway the property has a single rear garage.

The extensions proposed results in the property changing from a three to a four bedroom property. Under the current adopted car parking standards, there is no increased requirement for any additional car parking spaces when changing from a three to a four bedroom property. The proposed extensions will also not result in the loss of any on site car parking spaces, therefore there will be sufficient space in the property's driveway to accommodate the required 2 spaces.

With the retention of sufficient on site car parking, the proposal would be in accordance with Policy PP13 of the Peterborough Planning Policies DPD (2012).

### **Other matters**

In relation to other matters raised in the representations but not answered in the report above:

- Decrease in property values of neighbouring properties: This is not a material planning consideration that can be taken into consideration in the determination of a planning application.
- Opening of obscure glazed windows to the first floor bathroom: Condition 4 is recommended to ensure that the proposed obscure glazed windows are non-opening for the first 1.7 metres above floor level, with top hung opening above this level only, to prevent overlooking when open.
- The setting of a precedent – Each case is considered on its own merits and no two sites are ever the same.
- Letter to No. 9 Borrowdale Close - Consultation letters are addressed as 'Owner / Occupiers'. The Local Planning Authority has no obligation to seek the specific identity of 'Owner/Occupiers'.
- Building works operations, including noise and disruption - This is not a material planning consideration.
- Loss of view from neighbouring sites - This is not a material planning consideration that can be taken into consideration in the determination of a planning application

## **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 character and appearance of the site and the surrounding area would not be unacceptably affected by the proposed development, 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 unacceptably harm the amenity of surrounding neighbours, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).  
- Parking provision to the site would be in accordance with Policy PP13 of the Peterborough Planning Policies DPD (2012).

## **7 Recommendation**

The Case Officer 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 hereby permitted shall be carried out in accordance with the following plans:

- Existing Ground Floor Plan (Drawing number PP/17/0216-01)
- Existing Elevation Plan (Drawing number PP/17/0216-02)
- Existing and Proposed Block Plans (Drawing number PP/17/0216-03 Revision A)
- Location Plan (Drawing number 17/0216-04)
- Proposed Ground Floor Plan (Drawing number PP/17/0216-05 Revision A)
- Proposed First Floor Plan (Drawing number PP/17/0216-06 Revision A)
- Proposed Elevations (Drawing number PP/17/0216-07 Revision A)
- Proposed Section (Drawing number PP/17/0216-08 Revision A)

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

C 3 The materials to be used in the construction of the external surfaces of the proposed development; 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 4 Notwithstanding the submitted details and prior to the use of the rooms to which they relate, the proposed windows serving the first floor bathrooms on the east-facing side elevation shall be fitted with obscure glazing (Pilkington level 3 or equivalent) and shall be affixed shut with the exception of a top opening vented window only, and shall thereafter be retained and maintained as such in perpetuity.

Reason: In the interest of protecting future occupier amenity, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP4 of the Peterborough Policies DPD (2012)

Copy to Cllrs Judy Fox, John Fox and Lane