

Application Ref: 17/01906/HHFUL

Proposal: Proposed two storey side extension and part two storey and single storey rear extensions

Site: 11 Elmore Road, Netherton, Peterborough, PE3 9PS

Applicant: Mr Y Sahir

Agent: Mr N P Branston  
Branston Assoc.

Referred by: Cllr S Smith

Reason: The impact of the extensions upon the amenities of the occupiers of no.9 Elmore Road

Site visit: 17.10.2017

Case officer: Mr M Roberts

Telephone No. 01733 454410

E-Mail: mike.roberts@peterborough.gov.uk

Recommendation: GRANT subject to relevant conditions

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

The site and surrounding area

The property comprises of a 3 bed detached dwelling set in a short row of detached dwellings that are staggered from one another. The row of dwellings is located on the east side of Elmore Road. The application dwelling, no.11 Elmore Road, has its front elevation set forward of the dwelling immediately to the south i.e. no.9 Elmore Road and set rearwards of the front elevation of no. 13. The rear elevation of no.11 is set forwards of the rear elevation of no.9 by 3.6m. The rear elevation of no.11 is set rearwards from the 2 storey rear elevation of no.13. However no.13 has had a single storey rear extension added that is nearly in alignment with the rear elevation of no.11. The driveways of no.9 and no.11 adjoin one another with a pair of garages set to the rear of both dwellings. Both of the driveways are narrow. The rear garden areas of nos.9, 11 and 13 are wide and deep and generally spacious.

The driveway to the front elevation of the dwelling of no.11 could accommodate 2 vehicles.

The Proposal

The proposals have been amended. The revised designs of the extensions are to comprise:-

1. A two storey side extension and single storey front extension

Currently a small porch sits forwards of the front of the house and part of the proposal is to extend the lounge forward so it matches the depth of the porch. There is to be a store to the forward most part of the ground floor elevation and a new bathroom to the rear. There will be a garage door in the front elevation of this extension. The first floor is to comprise an additional bedroom with a new bathroom to its rear. The flank walls of this side extension will abut close to the boundary that the property shares with no.9 Elmore Road. No windows are being proposed in the flank wall of this extension. The applicant has advised that the additional bedrooms are for his existing family living at the property.

#### A part single storey/two storey rear extension

This extension is to project rearwards to a total depth of 5m at ground level. The rear elevation of the two-storey rear extension to no.11 would align with the rear elevation of no.9 i.e. extending 3.4m from the rear of the existing dwelling. The south facing flank wall of this rear extension would be 3.9m from the north facing flank elevation of no.9.

The north facing single storey and two storey flank elevations of the extension would be 3m from the shared boundary with no.13. The rear extension will have a kitchen and lounge on the ground floor and two bedrooms on the first floor.

The agent has confirmed that the garage, attached to the garage of no.9, is to be removed

## 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.

#### PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

#### 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 (Proposed Submission 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 Proposed Submission version of the Local Plan will take place during January and February 2018 after which the responses will be reviewed ahead of submission to the Secretary of State.

This plan was approved by Cabinet for consultation on 13 December 2017. It is, therefore, classified as an 'emerging plan'. Paragraph 216 of the National Planning states that decision makers may give weight to relevant policies in an emerging plan according to:-

- the stage of the Plan (the more advanced the plan, the more weight which can be given).
- the extent to which there are unresolved objections to the policies.
- the degree of consistency between emerging policies and the framework.

The policies can be used alongside adopted policies in the decision making progress, especially where the plan contains new policies. The amount of weight to be given to the emerging plan policies is a matter for the decision maker. At the final stage the weight to be given to the emerging plan is more substantial than at the earlier stages although the 'starting point' for decision making remains the adopted Local Plan.

#### 4 Consultations/Representations

Highways Officer

No objections

Local Residents/Interested Parties

Initial consultations: 7

Total number of responses: 2 Total

number of objections: 1

Total number in support: 0

There have been objections from the occupiers of no.9 Elmore Road on the following grounds:

1. The extension still cuts in half the present distance between our properties.
2. While the new gable wall and apex roof boundary structure has reduced in size it still provides a substantial, for us unacceptable, depressing, oppressive, high dwelling wall.

3. The point has been made that our drive is more or less south facing, the implication being that light will not be affected too much. On a sunny or bright day this may be true. But on a dull cloudy day, and during the night, light radiates from all directions including the reflections of street lights from the clouds. We believe the light reaching our property will really be reduced because of the proposed new structure. Our view skyward from our kitchen door, driveway and nearby garden will be dismissed and have an overbearing and very depressing impact on us.
4. The revised plan continues to have our driveway excavated to re-route pipes. We refuse permission to excavate our driveway. Officer comment – This is not a matter that can be considered by the Committee.
5. Permission from us to excavate, undermine, access or overhang our property including the digging of any foundations or similar, the erection of scaffolding etc is refused. Officer comment – This is not a matter that can be considered by the Committee.
6. Our neighbour's and we have shared garage structure which will be demolished. We are old and not wealthy people, we cannot deal with the prospect of needing to instigate proceedings against our neighbour if his builders damage our garage and or do not make good our remaining structure. Officer comment – This is not a matter that can be considered by the Committee.
7. It seems inevitable that the increase in bedrooms will result in increased noise from a bigger household and provide additional pressures on resources that this area was not designed for. Officer comment – The additional bedrooms are required for the children of the family.
8. The revised plan has reduced the size of the extension but it remains not in keeping with surrounding properties.
9. Our driveway nearby, kitchen door, landing window and nearby garden will be overshadowed and negatively dominated by the new enlarged / longer and closer side structure.

The residents of no.20 Elmore Road have objected on the grounds that the extension would increase the potential for more vehicles to be associated with the dwelling. There is concern that they cannot park all their vehicles with the curtilage of the dwelling. Street parking is an issue in the immediate locality due to hospital parking and school parking.

## 5 Assessment of the planning issues

### Planning Issues

The impact of the two storey side extension upon the general street scene and the appearance of the existing dwelling

This extension would be visible solely from south and west vantage points. It has been designed to give a degree of subservience to the dwelling. The design includes a set back of the front elevation of the dwelling. As a result it is considered that this extension would not dominate the dwelling nor detract from the visual amenities afforded by the character of the residential development. Due to the stagger of the row of dwellings the potential for an adverse terracing effect is not expected due also to the set back of the front elevation of no.9.

## Residential Amenity

### 1. The impact of the extensions upon daylight and sunlight of no.9 Elmore Road.

The proposed extensions are to the north of no.9 so there would be no loss of sunlight into the dwelling of no.9 or the rear garden area. The difference in daylight available to the dwelling will be minimal and has been improved by the siting of the rear extension being further away from no.9 than originally proposed. There is a window in the north facing elevation of no.9 but the set back of the extension would be adequate not to reduce light levels to the landing that the window serves.

### 2. The physical impact of the extensions upon no.9 Elmore Road

The side extension would be barely visible from within the dwelling of no.9. The two storey rear elevation of the extension will not project past the rear elevation of no.9 and is to be set away from the patio area near to the dwelling of no.9. Whilst the extension would be visible from the rear garden of no.9 the extensions have been designed to minimise any potential for adverse overbearing impacts

### 3. The privacy of no.9 Elmore Road

There are to be no windows to be located within either the ground or first floors of the flank wall of the extension facing towards no.9 Elmore Road. There is a kitchen door however in the south wall of the extension. This would face directly onto the north facing elevation of no.9. To prevent direct overlooking into the rear garden area of no.9 Elmore Road it would be necessary to include a restrictive condition to ensure that no windows are inserted in the flank elevation of the extensions at a future date other than those that would have to be approved by the Authority.

There are two windows in the first floor rear elevation of the extension to provide light to both of the proposed bedrooms. These windows face down the garden of no.11 and views from these windows will not intrude upon the privacy that is afforded to the occupiers of no.9 close to the rear of their dwelling.

### 4. The impact of the rear extension upon the amenities of the occupiers of no.13 Elmore Road.

It is considered that the north facing flank wall of the extension, being set in from the boundary that no.13 shares with no.11, the reduction in the depth of the first floor aspect of the extension and the presence of a significantly sized single storey rear extension to no.13 would serve to reduce the potential for the rear extension to give rise to overbearing and overshadowing impacts. Further no.13 is afforded a wide and deep rear garden which comprises space to mitigate against the presence of the extension. The garden and patio area would still retain good provisions of both sunlight and daylight. There will be no windows in the north elevation of the proposed rear extension other than a secondary window in the ground floor elevation to serve the proposed lounge. This window, due to land levels, may have the potential to permit overlooking to the rear of no.13.

However there is a new window being inserted into the existing north elevation of no.11 to provide

light into a newly created bedroom. This however will need to be part obscure glazed to a height of 1.7m above floor level to reduce the potential for overlooking into the rear garden area close to the rear elevation of no.13. These two windows face over the single storey rear extension of no.13 but in locations that would provide the potential to overlook the rear garden of no.13. The window design is to be the subject of a condition. It is considered that the overall extension would actually improve the privacy to the rear of no.13.

#### Other matters

The occupiers of no.9 have also raised concerns that the construction of the 2 storey side extension might cause damage to their driveway and that they will not permit access upon their land for the contractors. However these are not matters that can be lawfully considered by the Planning Committee as they are private matters.

### 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 be detrimental to the general character and appearance of the immediate area of Elmore Road or to the amenities of the occupiers of the two adjacent dwellings in accordance with policies CS16 of the Peterborough Core Strategy and policies PP2 and PP3 of the Peterborough Planning Policies DPD.

### 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 extensions hereby approved shall be implemented wholly in accordance with the following details:

- drawing no.17.007/2A - floor layouts and elevations
- drawing no.1890885 - site location plan

Reason: For the avoidance of doubt and proper planning

C 3 The materials to be used in the construction of the external surfaces of the extensions 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 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 flank elevations of the permitted extensions other than:-

- a window in a door of the kitchen in the south facing elevation of the extension, which shall be obscure glazed to level 3 of the Pilkington obscured glazing standard.
- a window in the ground floor north facing elevation that shall be obscure glazed to the level 3 of the Pilkington obscured glazing standard and fixed shut
- a bedroom window in the existing first floor north facing elevation of no.11 that shall be obscure glazed to a height of 1.7m above floor level to level 3 of the Pilkington obscured glazing standard and fixed shut
- a landing window in the first floor north facing elevation of the existing dwelling that shall be obscure glazed to the level 3 of the Pilkington obscured glazing standard and fixed shut.

The obscure glazing of these windows shall thereafter be retained and fixed shut.

No other windows shall be inserted into any elevations of the extension unless expressly authorised by any future planning permission.

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

Copies to Councillors: Ed Murphy. Gul Nawaz. Sam Smith

