

09/01084/FUL: CONSTRUCTION OF SINGLE STOREY FRONT AND REAR EXTENSIONS AND TWO STOREY SIDE EXTENSION AT 62 FRANCIS GARDENS, DOGSTHORPE
VALID: 1 NOVEMBER 2009
APPLICANT: MR M PANJWANI
AGENT: MR B SHEMELD
REFERRED BY: CLLR C SWIFT
REASONS: PROPOSAL SHOULD BE ALLOWED AS IT COMPLIES WITH POLICY
DEPARTURE: NO

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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- The impact of the development on the street scene
- The impact on the character of the area
- The impact on the amenity of nearby residents
- The design of the proposals

The Head of Planning Services recommends that the application is **REFUSED**.

2 PLANNING POLICY

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

Development Plan Policies

The Peterborough Local Plan (First Replacement)

DA1 Townscape and urban design

DA2 The effects of development on the amenities and character of an area

3 DESCRIPTION OF PROPOSAL

This application seeks planning permission for the construction of a front porch, two storey side extension and a single storey rear extension.

4 DESCRIPTION OF SITE AND SURROUNDINGS

The site is a currently a detached dwelling in a prominent corner location within Francis Gardens. The house is situated to the south of the plot, leaving much of the curtilage free from development and allowing for long distance views through the plot providing an open character to the area. More generally Francis Gardens is a road of varying character and the majority of the dwellings would appear to be 1940's – 1960's in design, of varying sizes and types; and a mixture of detached, semi detached and bungalows.

5 PLANNING HISTORY

Application Number	Description	Date	Decision
09/00312/FUL	Two Storey side extension, single storey rear extensions, and detached 2 storey garage/gymnasium building	11.05.2009	Withdrawn

6 CONSULTATIONS/REPRESENTATIONS

NEIGHBOURS

Letters of objection have been received from 4 local residents raising the following issues:

- The property will be too large and out of keeping compared to existing properties
- The size of the property will be doubled
- The extensions will block the views round the corner
- Location is close to two dangerous bends
- Concerns that the extension is to increase space for two businesses currently operating from the dwelling, leading to increased parking, creating a traffic hazard and causing disturbance
- No provision for additional parking

COUNCILLORS

Cllr Swift believes that it blends in with the original 1950's style of the street and adds to the character of the building, it also enhances the surrounding area. The front extension gives the property symmetry. The site is on an end of row large corner plot which is 25-30% wider than similar properties. Revised plans show the width of the proposed side extension has been decreased. Concerns regarding the garage have been addressed. The development of two bungalows on Francis Gardens (Nos. 139 and 42) are out of character with the area and set a precedent. The erection of a 1st floor extension to the bungalow at 64 Francis Gardens is not in line with the original style and out of character with the surrounding area. Nos.109 and 121 Francis Gardens are detached with two storey side extensions, setting a precedent.

7 REASONING

a) **Introduction**

This application has been submitted following the withdrawal of a previous application 09/00312/FUL. The width of the side extension has been reduced by approximately 40cm and the new garage has been removed. The applicant has attempted to address some of the issues that were highlighted through consideration of the original application.

b) **Principle of development**

The proposal to extend the dwelling would result in a dwelling that is approximately 100% larger than the current dwelling and would extend beyond the established 'building line' by approximately 4.0 metres when approached from the west. This is considered to be harmful to the character of the area and to the amenities of the occupiers of neighbouring dwellings.

The development is therefore considered contrary to policies DA1 and DA2 of the Peterborough Local Plan (First Replacement)

c) **The impact of the development on the street scene**

The site occupies a prominent corner plot. At present the Northern side elevation of 62 Francis Gardens is in line with the front elevations of all dwellings to the west, meaning there is a continuous 'building line' from one end of the road to the other. If approved the side elevation of 62 Francis Gardens would project some 4.0 metres forward of this established building line, blocking cross corner views, and enclosing that area of the street when viewed from anywhere west of the development site. It is considered that this is harmful to both the character of the area and to the amenities of the occupiers of neighbouring dwellings who have enjoyed this open spacious corner view for over 50 years. The size of the dwelling is also out of character with the surrounding area.

There would appear to be only one other property close to the proposed size of 62 Francis Gardens, that property is harmonious in its design and would appear to be original and un-extended and does not occupy a prominent position within a corner plot.

d) **The impact on the character of the area**

The proposal would result in a dwelling that is effectively double its existing size and would be far bigger than any other property in the immediate vicinity and indeed the street as a whole.

The points raised by Cllr Swift are not considered to be valid in this instance. Whilst there are properties in Francis Gardens No's 109 & 121 (99/00636/FUL & 02/01400/FUL) that have had 2 storey side extensions built, they are:

- not sited forward of the established building line,
- are subservient to the host dwellings and
- are of a design that allows them to be integrated into the host dwelling and the wider street scene.

Whereas this proposal is:

- significantly forward of the building line,
- not subservient to the host dwelling
- out of character with the original design of the dwelling by turning it into a double fronted property,
- completely at odds with the dominant character of the rest of the street.

To argue that a development of two bungalows at 42 Francis Gardens (05/00054/FUL & 08/00193/FUL) sets a precedent for this development is again not valid and cannot be accepted by the Planning Authority. The two proposals cannot be compared to each other. The bungalows are not unacceptably large or dominant within the street scene or out of character with the surrounding area.

As stated above the proposal would also enclose that corner of Francis Gardens. Changing the open nature of that area and further harming the character of the area.

The proposal creates an adverse visual impact and does not improve the relationship of 62 Francis Gardens with its surroundings, causing an unacceptable impact on longer views. It is considered that the proposals are contrary to policies DA1 and DA2 of the Peterborough Local Plan (First Replacement).

e) **The impact on the amenity of nearby residents**

By:

- building forward of the established building line,
- doubling the size of the dwelling,
- changing the character and appearance of the dwelling
- enclosing the corner of the road, blocking cross corner views,

it is considered that the proposal would harm the amenities of the occupiers of neighbouring dwellings, who have enjoyed the current open nature of the street and uncluttered cross corner views for many years. This is contrary to both DA1 and DA2 of the Peterborough Local Plan (First Replacement).

f) **The design of the proposal**

The design of the proposal is not acceptable, changing a typically compact 1950's dwelling into a very large double-fronted dwelling that is almost, but not quite symmetrical. The proposed dwelling appears awkward from the front elevation due to this attempted symmetry. The porch is not in line with the central 1st floor window, the bay of the original dwelling is not repeated on the extension and the frontage of the extension is wider than the corresponding element of the original dwelling. When viewed from the north elevation the roof line appears very odd, with two sets of pitches, one higher than the other, with flat elements and a central gully. This elevation will be highly visible and is considered to be completely out of character with the area and of poor design.

Overall the design is poor and it does not appear that consideration has been given to either the host dwelling or the character of the area. The only consideration would seem to be in creating a dwelling that is as large as possible to fit within the plot.

8 CONCLUSIONS

The proposed side extension would be approximately 4.0 metres forward of the established building line of Francis Gardens when viewed from the west of the development site, blocking longer views, enclosing the corner and setting an unwelcome precedent for subsequent front extensions, causing harm to the character of the area. By blocking corner views the open character of this part of Francis Gardens will be changed forever, harming the amenities of the occupiers of nearby dwellings. This is contrary to policies DA1 and DA2 of the Peterborough Local Plan (First Replacement).

The design of the proposed extension is poor, being neither symmetrical, subservient to the existing dwelling nor compatible with the character of the surroundings. The roof line, when viewed from the northern side elevation is awkward, with two pitched elements, one higher than the other, a flat section and a central gully. This is completely at odds with other dwellings in the immediate vicinity, giving undue prominence to 62 Francis Gardens. This is contrary to policies DA1 and DA2 of the Peterborough Local Plan (First Replacement).

The resultant size of the dwelling would be completely out of character with its surrounding modestly sized dwellings, being far larger than anything in the immediate vicinity and making 62 Francis Gardens unacceptably prominent within the street scene, a situation exacerbated by the dwelling's corner location. This is contrary to policy DA1 of the Peterborough Local Plan (First Replacement) which states that a development must be compatible with or improve its surroundings in respect of its relationship to nearby dwellings. This would not be the case as number 62 would dwarf the adjacent bungalow, number 64 Francis Gardens.

Given the number of elements of this proposal that are contrary to both policies DA1 and DA2 of the Peterborough Local Plan (First Replacement) it is considered that the only option available to the local planning authority is to refuse this application.

9 RECOMMENDATION

The Head of Planning Services recommends that this application is **REFUSED**

1. The proposed side extension would be approximately 4.0 metres forward of the established building line of Francis Gardens when viewed from the west of the development site, blocking longer views, enclosing the corner and setting a unwelcome precedent for subsequent front extensions, causing harm to the character of the area. By blocking corner views the open character of this part of Francis Gardens will be changed forever, harming the amenities of the occupiers of nearby dwellings. This is contrary to policies DA1 and DA2 of the Peterborough Local Plan (First Replacement).
2. The design of the proposed extension is poor, being neither symmetrical, subservient to the existing dwelling or compatible with the character of the surroundings. The roof line, when viewed from the northern side elevation is awkward, with two pitched elements, one higher than the other, a flat section and a central gully. This is completely at odds with other dwellings in the immediate vicinity, giving undue prominence to 62 Francis Gardens. This is contrary to policies DA1 and DA2 of the Peterborough Local Plan (First Replacement).
3. The resultant size of the dwelling would be completely out of character with its surrounding modestly sized dwellings, being far larger than anything in the immediate vicinity and making 62 Francis Gardens unacceptably prominent within the street scene, a situation exacerbated by the dwelling's corner location. This is contrary to policy DA1 of the Peterborough Local Plan (First Replacement) which states that a development must be compatible with or improve its surroundings in respect of its relationship to nearby dwellings. This would not be the case as No. 62 would dwarf the adjacent bungalow, No. 64 Francis Gardens.

Copy to Councillors Swift, Sharp