

Item No. 4.2

Planning and EP Committee 23 April 2019

Application Ref: 18/02058/HHFUL

Proposal: Proposed two storey side and rear extension, first floor rear extension and single storey rear extension

Site: 166 Mayors Walk, West Town, Peterborough, PE3 6HF

Applicant: Mrs S Kauser

Agent: Mr Sajan Varghese
BRETWAY Designs

Referred by: **Head of Planning**

Reason: The applicant is related to a councillor that sits on Planning Committee.

Site visit: 21.01.2019

Case officer: Mr Jack Gandy
Telephone No. 01733 452595
E-Mail: jack.gandy@peterborough.gov.uk

Recommendation: GRANT subject to relevant conditions.

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

Site and Surroundings

The application site comprises a semi-detached property located within a predominantly residential area. The dwelling is currently has two single storey rear extensions that measure approximately 6.7 metres in depth. No. 166 Mayors Walk has a sizeable rear garden that includes a detached garage. The dwelling is set 5.9 metres from the back edge of the public footway that runs parallel to Mayors Walk. The surrounding street scene is a varied composition of two storey detached and semi-detached dwellinghouses.

Proposal

Permission is sought for the construction of a two storey side and two storey rear extensions; first floor rear extension and single storey rear extension.

- The proposed two storey side and rear extensions would project approximately 2 metres from the west-facing side elevation and would extend approximately 12 metres in depth towards the rear garden. The rear of the extension would comprises a bedroom, ensuite, study and landing. The proposed roof to the side extension would be dual-pitched with a ridge height of 7.8 metres. The proposed eaves would be approximately 5.7 metres above ground level. The proposed roof directly to the rear of this would be smaller, with this ridge height to be 6.8 metres, with the proposed eaves to be 5.5 metres above ground level.

- A first floor extension is proposed to the rear of the property, to be constructed above the proposed single storey rear extension (the existing single rear extension is to be demolished). This would project approximately 3.2 metres in depth and would measure 3 metres in width and therefore appears to step inwards from the adjacent two storey rear extension proposed. This extension would accommodate a bedroom. A dual-pitched roof is proposed with a ridge height of 6.4 metres and the eaves to be 5.5 metres above ground level.

- Finally, a single storey extension is proposed across the rear elevations of the property. The existing single storey extensions would be demolished. The proposed extension would have an overall depth of approximately 6.7 metres. A mono-pitched roof is proposed. The eaves would measure approximately 2.6 metres above ground level. The proposed ridge would be 3.7 metres above ground level.

Amendments

- Further to assessment of the original plans submitted, the agent was advised by Officers to reduce the depth of the two storey side extension by two metres to ensure that the side boundary of No. 168 Mayors Walk was not completely enclosed. The agent agreed to this and submitted revised plans that were subsequently re-consulted upon.
- The description of development has been revised to ensure clarity in what is proposed.

2 Planning History

Reference	Proposal	Decision	Date
04/00386/FUL	Creation of vehicular access	Refused	10/05/2004
98/00259/FUL	Detached garage	Permitted	05/06/1998

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.

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 (Submission)

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. The plan has now been examined by the Inspector who has published a list of proposed modifications. These are being consulted upon for 10 weeks. The Inspector's final report is expected shortly after and the Council anticipates being in a position to adopt the Plan in Spring 2019.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs

that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- 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.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

4 Consultations/Representations

Local Residents/Interested Parties

Initial consultations: 6

Total number of responses: 1

Total number of objections: 1

Total number in support: 0

One representation was received from a local resident who objects to the application on the following grounds:

- The occupants already have many taxi vehicles that call in and park on the road.
- Regarding the extension, will there be more occupants and therefore more cars?
- This is a street where there is some off road and on road parking, but it gets narrow and it is sometimes difficult to get out of the driveway when cars are parked both sides of the street.

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
- Highway safety and parking provision

a) Design and impact to the character and appearance of the site and the surrounding area

The proposed extensions would be finished in render to the front elevation and facing brick to the side and rear elevations, which would be similar in appearance to the existing external materials of

No. 166 Mayors Walk. With regards to the design of the proposed extensions, it is considered that, on balance, they would meet the scale and proportions of the original property.

From the surrounding street scene of Mayors Walk, only the two storey side extension would be visible. The works to the rear of the side would be screened by the existing dwelling itself. Given the proportionate design of the proposed two storey side extension with its appropriate materials, Officers do not consider that the proposal would be incongruous within the street scene and therefore it is not considered that the proposal would adversely impact upon the character and appearance of the site and the surrounding area.

On the basis of the above, the proposal is considered to be in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and Policy LP16 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).

b) Neighbour amenity

The dwelling has one neighbour to each side boundary. There are no residential properties or gardens abutting to the rear boundary of the site.

i) No. 164 Mayors Walk

No. 164 Mayors Walk is the adjoining semi-detached neighbour. The gardens are separated by a two metre high block boundary wall. The proposal development would extend up to this boundary. The depth of the single storey extension would be the same as the existing extension. With the proposed first floor rear extension and two storey side and rear extensions set back from this boundary, it is not considered that an incongruous and prominent overbearing impact would result. In addition, given the set back nature of the proposed extensions that are greater than single storey level, it is not considered that shadowing from the proposal would unacceptably impact upon this neighbour. This is due to the level of light that would be received by No.164 Mayors Walk during early morning periods. Furthermore, with the proposed first floor rear extension set 1.5 metres back from the shared boundary, with the proposed two storey side and rear to be set 6.5 metres away from this boundary, the impact of shadowing to No. 164 Mayors Walk is not considered to be unacceptable.

No windows are proposed to the east-facing side elevation of any of the proposed extensions. As such, it is considered that an acceptable level of privacy would be retained for the adjoining neighbour.

ii) No. 168 Mayors Walk

No. 168 Mayors Walk is the adjacent, detached neighbour to the west of the site. There would be approximately 2 metres from the edge of this property to the boundary. At its nearest, the proposed works would be approximately 1 metre from this boundary, but this separation distance increases incrementally to 1.8 metres towards the rear garden.

Only the proposed two storey side and rear extension would be visible from No. 168 Mayors Walk. It is considered that the proposed extension would be prominent across the rear garden, but with the amendment to reduce its length by two metres, it is considered that the harm would, on balance, not be unacceptable. This is especially so with the rear most part of this extension to be 1.8 metres from the boundary. Shadowing would only impact upon the garden up to a mid-morning period and it is considered that this timescale is not adverse to impact upon the neighbour's amenity. Officers do not consider that the rest of the sizable 30 metre garden would be adversely affected by the proposed development.

There are two first floor windows to the west-facing side elevation, which serve a landing and a bathroom. As these rooms are not primary habitable rooms, but may provide opportunities to look

into the neighbouring garden, it is considered necessary that obscure-glazed windows are installed. This matter shall be secured as a planning condition.

In light of the above, the proposal is considered on balance to accord with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and Policy LP17 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).

c) Highway safety and parking provision

Under adopted parking standards, two acceptably-sized, off-road car parking spaces are required to serve dwellings with two or more bedrooms.

The existing dwelling currently has three bedrooms. Additional bedrooms are proposed but this would not require parking provision to be increased on site if two vehicles can be accommodated on-site. With the front elevation of the dwelling set back approximately 5.9 metres from the public highway and with no works proposed to the front of the property, it is not considered that the proposal would adversely impact upon the parking provision serving No. 166 Mayors Walk.

In light of the above, the proposal is considered to be in accordance with Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012) and Policy LP13 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).

Others matters

- Business from home:- Further to Officers visiting the site, it is considered that No. 166 Mayors Walk is in use as a residential premises and has not materially changed use into another business.
- Additional occupants:- No information has been provided as to whether the number of occupants residing at No. 166 Mayors Walk would increase post-development. However, the use of the building (use class C3) is to be retained and parking provision has been accounted for above.
- On-site parking:- Providing that occupants are abiding by any traffic regulations orders (if there are any in this area), how people park their vehicles is not a material planning consideration.

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 will not be unacceptably impacted upon by the proposed development, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and Policy LP16 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).
- The proposal would not adversely impact upon the amenity of surrounding neighbours, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and Policy LP17 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).
- Parking provision to the site would not be adversely affected by the proposed development, in accordance with Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012) and Policy LP13 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).

7 Recommendation

The Director of Place and Economy 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 approved plans:

- Location Plan (Drawing number PP/18/0250-02)
- Existing Plans and Section (Drawing number PP/18/0242-01)
- Existing Elevations (Drawing number PP/18/0242-02)
- Existing and Proposed Block Plan (Drawing number PP/18/0242-03 Revision A)
- Proposed Ground Floor Plan (Drawing number PP/18/0242-05 Revision A)
- Proposed First Floor Plan (Drawing number PP/18/0242-06 Revision A)
- Proposed Elevations (Drawing number PP/18/0242-07 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 two storey side and rear extension, first floor rear extension and single storey rear 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 4 Before the development hereby permitted is first occupied, the proposed window(s) on the first floor west-facing side elevation hereby permitted shall be fitted with obscure glazing to a minimum of Pilkington Level 3 and non opening. The obscure glazing shall be continuous and shall not incorporate any clear glazing features. It shall subsequently be retained as such in perpetuity.

Reason: In the interests of preserving the privacy of No. 168 Mayors Walk, in accordance from with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and Policy LP17 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).

Copies to Central Ward Councillors Hussain, Iqbal and Jamil.