

Application Ref:	20/01543/HHFUL
Proposal:	Ground floor rear extension. (HMO and loft conversion is permitted development)
Site:	68 High Street, Fletton, Peterborough, PE2 8DR
Applicant:	BeeVee & KDA Property Solutions Ltd
Agent:	Richard Garnett, ARC Survey & Design Consultants Ltd
Site visit:	07.01.2021
Case officer:	Karen Ip
Telephone No.	01733 453405
E-Mail:	karen.ip@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 of a two storey end terrace dwelling situated on High Street, Fletton. The dwelling is set back from the public highway with a gravelled front garden. Similar to the surrounding properties, the site does not benefit from off-street parking. There is however a bus stop in close proximity.

Although there are a large number of Victorian-period terrace properties within the Fletton area, the immediate environs surrounding the application site comprise of properties of varying styles, periods and form.

Proposal

The applicant is seeking planning permission for the construction of a single storey rear extension.

The existing rear elevation of the property is presently staggered, with a part-two and part-single storey rear wing which is typical of this period of property. The proposal would project 3.3 metres beyond the rear-most elevation of the existing dwelling, with a maximum depth of 10 metres. It would have a maximum width of 4.3 metres, matching the width of the front elevation. The proposal would, in effect, infill to the side of the existing rear wing and project further beyond, removing the staggered rear elevation at ground floor level.

The extension would be of a flat roof design, and the eaves height would measure 3 metres from ground level.

It should be noted that it is proposed for the property to change use from a single residential dwelling (Class C3) to a small-scale house in multiple occupation (HMO) for up to 6 persons (Class C4), and for the loft space to be converted to habitable accommodation through the construction of a rear dormer window and front rooflights. Both of these elements however do not form part of the current planning application, and are to be undertaken in accordance with Part 3 Class L and Part 1 Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), respectively.

2 Planning History

Reference	Proposal	Decision	Date
16/02239/PRIOR	Single storey rear extension Distance from original rear wall: 4.8m Height: 3.16m (2.5m to eaves)	Not Required	20/12/2016

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Local Plan 2016 to 2036 (2019)

LP13 - Transport

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

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.

4 Consultations/Representations

Local Residents/Interested Parties

Initial consultations: 28

Total number of responses: 4

Total number of objections: 4

Total number in support: 0

A total of 2 objections have been received from neighbours on the following grounds:

Car Parking

- There is not enough parking in the immediate area to facilitate another HMO
- Parking is already a big issue in the area, particularly on evenings and weekends. Volume, often difficult/impossible for people to find parking spaces in the general area. Commercial vehicles parking overnight, i.e. not cars that take up more space
- The proposal does not add any additional parking arrangements so it will further cause parking issues in this area
- Often cars block the bus-stop and restricted access to our (No.81 High Street) driveway as parking is limited.
- Site is close to St. Margaret's church which is used as a place of worship and for bereavement services. Has consideration been given to those users and undertakers who use the road?
- With many vehicles parking far into the pavement (on/off the road) making visibility for motorists difficult when turning from side roads and driveways, restricting access for pedestrians particularly prams, pushchairs and mobility users more dangerous.
- When football returns, the problems will be compounded

HMO

- No additional car parking proposed
- Antisocial behaviour including noise in unsociable hours to residents
- It could raise crime rates in the area - have the Police or Safer Peterborough Partnership been consulted?
- Always thought that is a public right of way going in and out of pavements
- Litter
- Noise

In addition, 2 of the Ward Councillors have objected to the proposal as follows:

Councillor Chris Harper

Residents have expressed concerns of another HMO in the area. There is already insufficient parking in the area a new HMO would cause further parking problems. HMOs also have also been proven to be troublesome for street, verge and pavement parking, anti-social behaviour, noise and contamination of refuse bins when not emptied, which then overflows and increases litter on the streets.

Councillor Ray Bisby

Whole heartedly agree with Cllr Harper - there is a need to look at the issue that it will cause to other residents.

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) Background and the 'fall-back' position

It is noted that the objections received have been primarily related to the change of use of the property to a small-scale HMO. However, the planning application before the Local Planning Authority is solely for the construction of a ground floor single storey rear extension. It is not for the change of use and this therefore cannot be considered.

As set out above in Section 1, the proposed change of use (and associated loft conversion) does not require the express benefit of planning permission, as it falls within the provisions of 'Permitted Development' under the General Permitted Development Order. Such development could therefore take place at any time without any notification to the LPA or control. Indeed, the Applicant has advised that such change of use would still take place regardless of the outcome of this planning application.

Whilst it is accepted that the proposal seeks additional physical development associated with this new use, the extension in itself would not increase the potential maximum occupancy of the property above and beyond that which does not need permission. The permitted development rights allow for up to 6 unrelated persons residing in the property (the 'fall-back') and the same maximum occupancy would result following the proposed extension. Therefore, the proposal would not alter the nature, scale or occupancy of the property above and beyond the lawful 'fall-back' position.

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

The proposed extension would be located to the rear of the property, hidden away from the public realm and not readily viewable from the street scene. Notwithstanding this, it is considered to be of a size, scale and form which both respects and reflects the character and appearance of the host dwelling, and the resultant form of the dwelling would not constitute overdevelopment of the plot.

Furthermore, the materials proposed would match the existing dwelling, further assisting in the proposal's complementary relationship to the surrounding area. It is not deemed that the proposed extension would cause unacceptable harm to the character or appearance of the site or the surrounding area.

Based on the above, the proposal is considered to be in accordance with Policy LP16 of the Peterborough Local Plan (2019).

c) Neighbour amenity

The application site is adjacent No. to 68A High Street (to the east) and attached to No.66 High Street (to the west).

The proposal, for a ground floor rear extension only, is not be considered harmful to its adjacent neighbours. The proposal has been designed such that it would infill space to the side of the existing rear projecting wing, and would extend a further limited distance of 3.3 metres from the rear-most elevation.

To the east, where the largest increase in built form would result (a depth of 10 metres in total), the boundary is formed by a high wall with limited neighbouring facing openings. The limited height of the flat roofed proposed (at 3 metres) is such that it would not have an unduly dominant or overbearing impact to this neighbour. There would be windows facing towards No. 68A, however these would face onto the high level wall, and therefore it is considered that there would be no unacceptable impact of overlooking to neighbouring occupants.

To the west, an extension of 3.3 metres at the rear of the property would be noticeable to the occupants of No.66. However, it is considered that this projection, given the flat roof nature and limited overall height, would not be unduly overbearing or overshadowing.

Based on the above, the proposal would not result in unacceptable harm to the amenities of neighbouring occupants and is considered to be in accordance with Policy LP17 of the Peterborough Local Plan (2019).

d) Highway safety and parking provision

In regards to the parking issues raised by objectors, although it is acknowledged that a small-scale HMO would likely result in increased parking demand beyond the current single residential dwelling use, and that the surrounding area is presently heavily congested, the application scheme does not in itself generate additional parking demand. The increased demand relates to the change of use, which is permitted development, and therefor this could not be used as a reason for which the current proposal could be resisted.

e) Other matters

The objections raised which are not discussed above, all relate to the proposed change of use of the site to a HMO. As set out above, as this does not require the benefit of planning permission, and does not form part of this application, these are not matters which can be considered.

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 proposal would not unacceptably impact upon the character and appearance of the site and the surrounding area, in accordance with Policy LP16 of the Peterborough Local Plan (2019); and
- Neighbours adjacent to the application site would retain an acceptable standard of amenity, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

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 approved plans:

- Site plan existing (Drawing number E001)
- Elevations existing (Drawing number E002)
- Floor plans existing (Drawing number E003)
- Site plan proposed (Drawing number P101)
- Floor plans proposed (Drawing number P102)
- Elevations proposed (Drawing number P103)
- Elevations proposed (Drawing number P104)

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

- C 3 The materials to be used in the construction of the external surfaces of the ground floor 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 LP16 of the Peterborough Local Plan (2019).

Copies to Councillors: Cllr Harper, Cllr Bisby, Cllr Rush

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