

Application Ref: 20/01642/HHFUL

Proposal: Proposed single storey front and rear extension and two storey side extension

Site: 24 Melford Close, Longthorpe, Peterborough, PE3 9NG
Applicant: Mrs N Naseeb

Agent: Mr Robert Gooding
 GOOD-DESIGN-ING LTD

Referred by: **Head of Planning Services**
Reason: **The applicant is a relative of Cllr Amjad Iqbal**
Site visit: 18.01.2021

Case officer: Susan Shenston
Telephone No. 01733 453410
E-Mail: Susan.Shenston@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 detached two storey dwelling with attached single storey flat roof side garage. It is located in a residential cul-de-sac, within a predominately residential area. The property is set back from the road frontage with a driveway area for car parking and garden area, on the property frontage. It is bounded on either side by the adjacent residential properties on Melford Close, and to the rear by the residential properties on Apsley Way. On the opposite side of the road from the site are the further residential houses of Melford Close.

Proposal

Permission is sought for a single storey front and rear extension, and a two storey side extension. The plans originally submitted with this application, proposed a two storey front extension. However, amended plans have been received during the course of the application changing the front extension from a 2 storey to a single storey extension.

The proposed single storey front extension would provide the property with a new entrance hall. It would have a pitched roof design and would extend approximately 3m beyond the property frontage elevation at its furthest point, and 1.60 metres beyond the existing garage and lobby/porch. It would measure approximately 4.5m in width, and have a maximum height of 3.45 metres and 2.4m to eaves height. A canopy structure would extend from the side of the new extension in front of the lounge window to the side of the property.

The 2 storey side extension would be set back slightly from the property frontage and set down slightly in height from the main ridgeline. At ground floor level it would accommodate a garage and kitchen, and at first floor an en-suite bedroom.

The single storey rear extension proposed would have a flat roof design with 3 roof lanterns and would extend beyond the rear elevation by 3 metres. This extension would cover the whole width of the rear of the property including the proposed side extension and would have an overall height of approximately 2.85 metres, with the roof lanterns projecting approximately 0.3 metres above

this. This extension would accommodate the extended kitchen, family and dining rooms.

The extensions would be all be finished in materials that match those on the existing dwelling.

2 Planning History

Reference	Proposal	Decision	Date
07/01531/FUL	First floor side extension and replacement of flat roof over porch with pitched	Permitted	14/11/2007
20/00952/HHFUL	Proposed single storey front and rear extension and two storey side extension	Permitted	16/11/2020

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.

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.

LP29 - Trees and Woodland

Proposals should be prepared based upon the overriding principle that existing tree and woodland cover is maintained. Opportunities for expanding woodland should be actively considered. Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where a proposal would result in the loss or deterioration of a tree covered by a Tree Preservation Order permission will be refused unless there is no net loss of amenity value or the need for and benefits of the development outweigh the loss. Where appropriate mitigation planting will be required.

4 Consultations/Representations

PCC Tree Officer No Objection - The above site is not within a conservation area and there are no tree preservation orders adjacent to the site. I do not believe, the direct construction works to form the extensions will have a detrimental or adverse long term effect on any trees on or adjacent to the site.

Please condition tree protection measure by way of a Tree Protection Plan (TPP) to ensure the Robinia in the front garden and the two Purple Leaved Plums adjacent to the rear property

boundary are not adversely affected by associated construction related works, including, ground compaction and disturbance, the storage of materials, mixing of cement and the washing out of cement mixers and wheel barrows etc. The TPP should include details of both fencing and ground protection measures, as considered necessary.

Local Residents/Interested Parties

Initial consultations: 6

Total number of responses: 1

Total number of objections: 1

Total number in support: 0

One objection was received after the first round of consultation from a neighbour. Their key objections are:

- The proposed extension to the first floor bedroom and ground floor entrance hall are beyond the building line which would have a negative/adverse visual impact which is out of character in both the street and local area.
- There is a static concrete outbuilding and large raised decking platform not shown on the existing site plan which makes it difficult to understand from the plans how far the extension at the back is going to be.
- The raised roof lanterns on the proposed rear extension may cause a light nuisance in the evening/night.
- The works would be highly disruptive.
- To minimise the impact on life in the street planning officers should propose a reasonable timeframe from start to completion of works.

No further objections were received after the second round of consultations.

5 Assessment of the planning issues

The main considerations are:

- Planning History
- Design and impact on the character and appearance of the site and the surrounding area
- Neighbour amenity
- Highway safety and parking provision
- Trees
- Other matters raised

a) Planning History

Planning permission was granted in November last year under planning reference 20/00952/HHFUL for a single storey front and rear extension, and a two storey side extension. This application was determined under delegated powers because Officers were not made aware that the applicant was related to a Councillor. Under this current application Officers have been made aware that Cllr Amjad Iqbal is the brother in law of the applicant, hence why the application comes before Committee for determination. During the course of the last planning application Officers negotiated amendments to the submitted proposal by reducing the proposed 2 storey front extension to a single only and reducing its footprint from 3m projection to 2m projection.

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

Melford Close is a residential cul-de-sac comprising of both two storey dwellings and bungalows. There are varying design and styles of properties along Melford Close, however generally dwellings of a similar designs are grouped together in about 4-6 properties before the character changes.

The only difference between this application and the previously approved application 20/00952/HHFUL is that the proposed single storey front extension would now project 3m outwards from the property frontage at its maximum point, rather than the previously approved 2m.

The two storey side extension proposed has been designed to appear subservient from the main house by setting it back slightly from the property frontage and setting it down in height from the main ridgeline. Whilst the extension would extend to the side boundary, an approximate 1m separation distance would remain between this and the side of the neighbouring property to prevent a terracing impact resulting. The siting, design and materials of the proposed 2 storey side extension would be in keeping with the existing property and would have no adverse visual impact on the surrounding streetscene. The 2 storey side extension proposed is identical to that approved under the previous application.

Similar to the last application, this application was submitted proposing a 2 storey front extension. Under the last application Officer's negotiated the removal of the first floor accommodation of this extension and a reduction in forward projection from 3m to 2m on the ground floor. It was considered a 2 storey extension proposed on the property frontage would be excessive and out of keeping with the scale and proportions of the host property and detrimental to the visual character and appearance of the streetscene. Officers reiterated these concerns under this application, and the applicant agreed to delete the first floor, and propose a single storey front extension only, but they wanted to retain the 3m projection rather than reduce this down to 2m as previously approved. A neighbour has objected because they feel this additional projection beyond the established building line of the garages and porches in the street would be visually detrimental to the character and appearance of the streetscene. However Officers on balance do not agree with this view. We do not consider the change between a 2m deep front porch and a 3m deep front porch in terms of its visual appearance in relation to the property and the surrounding streetscene would be significant or so harmful that would warrant a refusal of planning permission. This is particularly as the extension would be set back 7.5m from the site frontage.

The proposed single storey rear extension is considered to be of an acceptable size and scale in keeping with the existing property. Whilst a flat roof is proposed it would be screened entirely from the street scene by the existing dwelling and would use matching materials and therefore would not result in any visual harm.

Therefore, the siting, scale and design of the proposed extensions are considered to be in keeping with the character and appearance of the existing property. It is not considered the additional 1m projection of the proposed front extension would in visual amenity terms render the extension unacceptable. Therefore Officers consider that the proposed extensions would not result in any unacceptable harm to the character and appearance of the site or the surrounding streetscene, in accordance with Policy LP16 of the Peterborough Local Plan 2019.

c) Neighbour amenity

No. 20 Apsley Way, the property to the rear of the application site, is positioned approximately 40m away. Therefore the proposed single storey rear extension and 2 storey side extension would not have any adverse impact on the neighbouring amenity in terms of reduced privacy or overbearing or overshadowing impacts.

In respect of the impact on No.22 Melford Close, which is positioned to the north side of the application site, the single storey rear extension would be positioned 1.3m in from the adjoining side with this property. This neighbouring house is set off this side boundary by their intervening garage. The extension would project 3m outwards from the rear of the existing house. Therefore it is not considered that any unacceptable overbearing or overshadowing impact would result. The height to the top of the 3 x roof lanterns proposed would be approximately 3.15m from ground level and the edge of the nearest roof lantern would be 2.25m from the boundary with No. 22. Therefore due to the separation distances and relationship between these two properties, it is not considered

that the roof lanterns would cause significant light pollution or nuisance for this neighbour. The single storey front extension, whilst south of this neighbour due to the set back from the side boundary, and the size and scale would not result in any unacceptable overbearing or overshadowing impact for this neighbour. Whilst 2 long narrow hall side windows are proposed they would face on to the side wall of that neighbour's garage and their driveway and front garden area and so are not considered to be unacceptable in privacy terms.

No.26 Melford Close is the neighbouring property on the southern side of the application site. The two storey side extension would be positioned adjacent to this property. It would be set off the side by approximately 0.15m, however this neighbouring property is set approximately 1m in from this side boundary, which gives an acceptable separation distance. This neighbouring property has a two storey blank gable with no windows facing the proposed 2 storey extension so no adverse overbearing impact would result. In respect of the proposed single storey rear extension that would sit along the side boundary with this neighbour, the extension would project outwards of 3m beyond the rear elevation, similar to the rear conservatory on No.26 and there would be approximately 1m separation distance between these structures. Therefore it is not considered there would be any adverse overbearing impact on this neighbour.

Therefore, it is Officers view that the proposed extensions would not have an unacceptable impact on the residential amenity of any surrounding neighbours, in accordance with Policy LP17 of the Peterborough Local Plan 2019.

d) Highway safety and parking provision

Under the Council's adopted car parking standards, two parking spaces are required to serve dwellings with two or more bedrooms. The existing property is a 4 bedroom property, and one additional bedroom is proposed, therefore no additional car parking spaces would be required to meet our parking standards.

The existing garage area that would remain is only approximately 5.2m depth and would so would not be large enough to be counted as a useable parking space in accordance with our current parking standards. A 6m internal garage depth would be required for a usable parking space. However the property has a paved driveway parking area on its frontage which is large enough to accommodate 2 parking spaces, therefore an acceptable car parking provision would remain on site after the proposed development.

On the basis of the above, the proposal is in accordance with Policy LP13 of the Peterborough Local Plan (2019).

e) Trees

The City Council Tree Officer has requested a Tree Protection Plan to ensure the Robinia in the front garden and the two Purple Leaved Plums adjacent to the rear property boundary are not adversely affected by associated construction related works. This has been included as a compliance condition detailing the British Standard level of fencing that is required prior to any works starting.

On the basis of the above, the proposal is considered to be in accordance with Policy LP29 of the Peterborough Local Plan (2019).

f) Other matters raised

In respect of the concerns that plans submitted make it difficult to understand how for the rear extension would project, the full detailed plans have been submitted with the application. The floor plans have the dimensions marked on to show that the rear projection of the single storey extension would be 3m from the rear of the existing house.

In respect of the neighbour concerns raised about the duration of construction works and their impact on neighbours, unfortunately the planning process has not control in respect of how long the construction process takes and so cannot impose any restrictions as requested. There will be an element of disruption during all construction works, but it would only be temporary period. The applicant will be reminded that normal and reasonable working hours for building sites are considered to be 8am to 6pm Monday to Friday and 8am to 1pm on Sundays. If any activities take place beyond these that cause a statutory noise nuisance then this can be investigated by the Council's Pollution Control and Environmental Health team, and details of how to report a noise or nuisance can be found on the Council's website, or by phoning the Council.

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 acceptably impact upon the character and appearance of the site or the surrounding streetscene, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019).
- Neighbours surrounding the application site would retain an acceptable standard of amenity, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- There would be an acceptable provision of on-site parking spaces to serve the dwelling, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

7 Recommendation

The Executive 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 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 LP16 of the Peterborough Local Plan (2019).

- C 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Existing Plans and Location Plan (Drawing number 201154-01)
- Existing Elevations (Drawing number 201154-02)
- Proposed Plans (Drawing number 201154-03 Rev B)
- Proposed Elevations (Drawing number 201154-04 Rev B)
- Existing and Proposed Site Plans (Drawing number 201154-05 Rev B)

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

- C 4 Prior to the commencement of development including demolition, the trees shown on the approved plans to be retained shall be adequately fenced in accordance with BS5837:2012 (or any British Standard revoking or re-enacting that Standard with or without modification). The fencing shall be retained throughout the period of construction/demolition; the ground level shall not be altered within the fenced areas without the prior written consent of the Planning Authority; and no materials shall be stored within the fenced areas at any time.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019).

Copies to: Cllr Lynne Ayres and Cllr Wayne Fitzgerald

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