

**Application Ref:** 21/00546/HHFUL

**Proposal:** Demolition of existing conservatory and erection of single storey side and rear extension

**Site:** 1 Peakirk Road, Deeping Gate, Peterborough, PE6 9AD  
**Applicant:** Mr and Mrs M Jones

**Agent:** Mr Scott Whight  
 Scott Whight Ltd

**Referred by:** **Parish Council**  
**Reason:** **Parish Council disagree with Officers' decision**

**Site visit:** 03.06.2021

**Case officer:** Susan Shenston  
**Telephone No.** 01733 4501733 453410  
**E-Mail:** Susan.Shenston@peterborough.gov.uk

**Recommendation:** **REFUSE**

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

**Site and Surrounding**

The application site comprises of a detached bungalow situated on a corner plot. It is located at the crossroads of Suttons Lane, Deeping St James Road and Peakirk Road. The bungalow is set back from the public highway by approximately 12.5m and has an attached garage on its eastern side, which is accessed from Peakirk Road. The garden wraps around the bungalow and there is a patio and seating area to the rear/north of the property, adjacent to its conservatory.

The surrounding area to the north of Suttons Lane/Peakirk Road is residential in character with bungalows and two storey dwellings. To the north is 5 Deeping St James Road which is a 2 storey dwelling and to the east is 1A Peakirk Road a bungalow. To the south and west the site is bounded by the public highways.

**Proposal**

Planning permission is being sought for a single storey rear and side extension.

The proposed extension would adjoin the existing rear elevation and measure approximately 9m in length and approximately 5.5m in width. It would have be a hipped roof measuring 4.4m above ground level to the ridge and 2.45m to the eaves. The proposed extension would accommodate an en-suite bedroom and utility area. It is proposed that the external materials would match those of the existing dwelling.

**2 Planning History**

Reference	Proposal	Decision	Date
21/00087/HHFUL	Demolition of existing conservatory and erection of single storey side/rear extension	Refused	24/03/2021
P0686/88	Bedroom and kitchen extension	Permitted	26/08/1988

### **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)**

##### **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.

##### **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.

### **4 Consultations/Representations**

#### **Deeping Gate Parish Council**

If the planning officer is minded to refuse the application, Deeping Gate Parish Council request this application to be referred to committee.

#### **Local Residents/Interested Parties**

Initial consultations: 5

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No representations have been received.

### **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

#### **a) Planning history**

This is a similar proposal to the application that was refused planning permission under planning reference 21/00087/HHFUL in March 2021 by Officers. During the course of this last planning application Officers negotiated amendments to the originally submitted proposal by changing the pitched roof to a hipped roof. Officers also suggested reducing the rear extension to no more than 7m in length from the proposed 9m, and setting the extension at least 1.8m from the rear boundary with No.5 Deeping St James Road rather than the 0.8m proposed. To help the applicant

compensate for the reduction in footprint Officers suggested the extension could wrap around the side of the house giving an L shape to the development. The reason for these suggestion was to help minimise the overshadowing and overbearing impact to no. 5, as the extension would be positioned due south of them. These suggestions however were not acceptable to the applicant. Officers did not consider the change to the roof design alone would address the overshadowing/overbearing impacts on No. 5 Deeping St James Road and so refused the application.

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

This application is the same as the one refused planning permission by Officers in March 2021, with the exception that an en-suite bathroom window has now been included on the eastern elevation.

It is proposed that the existing conservatory would be demolished under this application. The conservatory has no particular architectural merit and so its loss is considered to be acceptable.

The proposed extension would adjoin the rear elevation of the property and extend towards the east of the site with the side elevation in line with the side elevation of the existing garage. The height of the proposed hipped roof would be 0.6m lower than that of the main house and so would appear subservient and in keeping with the scale and proportions of the main property. The proposed extension would be of an acceptable size and scale to be in keeping with the character and appearance of the existing dwelling. External materials are proposed to match the existing dwelling and so the proposed extension would not result in any visual harm.

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. 5 Deeping St James Road is situated to the north of the application site, therefore with the travelling sun path of east to west, all the direct sunlight to this neighbours garden is achieved from across the application site. The boundary between the two properties comprises a low level brick base with wooden fence panels above between brick piers. The fence is approximately 2m high. There are some hedges and tress in front of the wall, within the application site. The proposed extension would be set off the boundary by approximately 0.8m, a lot closer than the existing conservatory which is set of this boundary by 3m. It is also proposed that it would extend approximately 9m in length alongside the boundary with this neighbour. The extension would have an eaves height of 2.45m and an overall ridge height of 4.4m, with a hipped roof proposed. The rear garden of No. 5 Deeping St James Road measures approximately 12m in length, with an outbuilding at its rear which is about 3m in depth. Due to the orientation of the two properties; it is considered that the proposed extension, by virtue of its siting, height and length, would unacceptably overshadow and overbear the rear garden of this property for the majority of the day. Whilst the change to a hipped roof would reduce the overshadowing/overbearing impact, it is still considered that the proposal would unacceptably impact on the residential amenity of the occupiers of No. 5 Deeping St James Road, contrary to Policy LP17.

As the proposal would be single storey with no windows facing towards No. 5 Deeping St James Road it is not considered that any loss of privacy would result.

No. 1A Peakirk Road, the property to the east of the application site, is positioned approximately 6.5m from the boundary with the application site. There is a hedge along the boundary measuring approximately 2m in height. No. 1A Peakirk Road has a garden which wraps around the dwelling. The proposed side extension would be set off the boundary by approximately 1.7m. The proposed extension would result in some limited overshadowing later in the day. However it not considered due to the orientation, size, hipped roof and relationship with this neighbouring site, that the impact

would be unacceptable or cause detriment to the enjoyment of their garden. An en-suite bathroom window is proposed to face towards No. 1A Peakirk Road but this would be screened by the boundary treatment. Overall, the proposed extension would not be considered to have an adverse impact on the residential amenity of this neighbouring site.

Given the above, the proposal is considered to be contrary to Policy LP17 of the Peterborough Local Plan (2019).

#### **d) Highway safety and parking provision**

The existing property has 2 bedrooms, and one additional bedroom is proposed under this application. Under the Council's adopted car parking standards, two parking spaces are required to serve dwellings with two or more bedrooms. Therefore, no additional car parking spaces would be required under this application to meet our parking standards. There is adequate parking to the front of the dwelling for parking two vehicles and the existing garage would also be retained. The proposal is therefore in accordance with Policy LP13 of the Peterborough Local Plan (2019).

## **6 Conclusions**

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

This proposal is not considered to be in accordance with local planning policy. The local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application; However, solutions to the concerns as set out in this decision notice have been identified by the Local Planning Authority but are not acceptable to the applicant.

## **7 Recommendation**

The Executive Director of Place and Economy recommends that Planning Permission is **REFUSED**

- R 1 The proposed single storey rear and side extension; by virtue of its siting, length and height, would result in an unacceptable overshadowing and overbearing impact to the rear garden of 5 Deeping St James Road. The proposal would therefore result in unacceptable harm to the residential amenities of the neighbouring occupants, contrary to Policy LP17 of the Peterborough Local Plan (2019).

Copies to : Cllr Saqib Farooq and Cllr Peter Hiller