

Planning and EP Committee

Application Ref: 21/00864/HHFUL

Proposal: Two storey extension to side of dwelling and single storey rear extension

Site: 17 Welmore Road, Glington, Peterborough, PE6 7LU
Applicant: Mr Steve Stinders

Referred by: Glington Parish Council
Reason: The proposal results in detrimental impact on the streetscene and results in a lack of sufficient car parking space.

Agent: Mr Simon Percival
H A Architectural Services

Site visit: 06.09.2021

Case officer: Mrs Shaheeda Montgomery
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Recommendation: **GRANT** subject to relevant conditions

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

Site and surrounding area

The application site is located on the southern side of Glington Village in a residential area characterised by brick and tile properties. The Glington Conservation Area is located due north.

The application site consists of a two-storey semi-detached dwelling finished in facing brick work and concrete tiled roof with gable end to side. The dwelling is located with a 4.7m setback from the back edge of the footway with a flat roofed single storey hallway and utility space which abuts the main dwelling to its north elevation. The site benefits from an enclosed east-facing rear garden and a separation distance of 7.9m between the side wall of the existing dwelling and the shared boundary with No.15 Welmore Road due north.

The adjacent property at 15 Welmore Road is a chalet bungalow. The other half of the two-storey semi-detached property has been extended with a similar two storey side extension together with a two-storey rear extension. This forms 19 and 19a Welmore Road.

Proposal

The initial submission for the proposed development has been revised to reduce the width of the side extension proposed. The general layout remains largely as per the initial scheme.

Planning permission is sought to replace the existing flat roofed single storey utility with a proposed two storey side extension. It would have a width of 4.3m and a depth of 6.9m. The proposed side extension would be in line with both existing front and rear elevations. Windows are proposed to front and rear elevations together with a utility room door to the side elevation. It would have a pitched roof to match the existing dwelling. It would provide for a playroom at ground floor and a bedroom, ensuite and bathroom at first floor.

The proposed flat roofed single storey rear extension would extend across the full width of the existing dwelling and the proposed side extension. It would have a depth of 4.8m. The extension would accommodate an open plan kitchen/dining/family area and utility room. It would have a total external height of 2.7m from the natural ground level. There would be a series of bi-fold doors across the rear elevation.

The proposals would create an enlarged family dwelling, increasing the overall number of bedrooms to four, and creating a larger ground floor living area. Two parking spaces would be provided.

2 Planning History

No relevant planning history

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

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.

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.

Glington Neighbourhood Plan (Adopted July 2021)

Policy GNP03

4 Consultations/Representations

Welland & Deeping Internal Drainage Board

No comment to make with regard to this application.

Glington Parish Council

First round of consultations:

Objects to the application on the following grounds:

- The scale of the planned development is excessive for the site and in the opinion of the Parish Council represents overdevelopment
- The width of the two storey side extension would result in an unacceptable change to the street scene
- The gable end is significantly higher than that of the neighbouring bungalow at No.15 Welmore

Road and is too close and overbearing to that property to the detriment of the neighbour's amenity

- In addition the height and proximity of the gable end to the chimney of No.15 Welmore Road could cause downdraft to that property to the detriment of the health of any occupants (potential CO2 emissions)
- The submitted plans are inadequate, contrary (including, but not limited to, an external door on one plan is omitted on another)
- The reduction of vehicular access and parking provision is contrary to the policies in the adopted neighbourhood plan
- Parish Council are wholly supportive of the objection(s) raised by neighbours and interested parties.

Furthermore, IF officers are minded to approve the application Parish Council ask that the application then be referred to the Planning and Environment Protection Committee.

Second round of consultation to revised plans:

Objects to the application.

- Acknowledged the changes made by the applicant but noted that the proposed building work extended over one metre beyond the existing outhouse and in consequence had a detrimental impact on streetscene and resulted in a lack of sufficient car parking space.
- It was also noted that considerations of vehicular access to the site is not sufficiently covered by the application and that there was no comment from highways who in the opinion of councillors should be invited to comment.
- Parish council also considered that any approval should contain a condition that the premises should be for the sole use of the applicant and his/her resident family and not be used for any commercial purpose which would exacerbate the lack of onsite vehicle parking.
- Parish Council also noted the large size of the proposed "Playroom" which prompted more concern over possible commercial use.
- Parish council therefore remain wholly OPPOSED to the application and supports the neighbours' objections which are considered to be completely legitimate.

Local Residents/Interested Parties

Initial consultations: 4
Total number of responses: 24
Total number of objections: 4 (including Parish Council)
Total number in support: 20

The first round of consultations towards the initial submission received 4Nos. letters of objection, including from the Parish Council, and 20Nos. letters in support.

The objections raised the following concerns:

- The proposed development is significantly larger than the existing footprint of the property and when completed it will engulf the side of the neighbouring bungalow
- The proposed extension coming up to 2m of the neighbouring bungalow
- It would appear that the completed height will be 8m and this is approximately 1/3rd higher than my property at its highest point.
- The design will effectively block all of the light from 2 side windows that directly face the extension and, it will also significantly limit the light entering my sunroom.
- Aesthetically, it is out of scale to the surrounding properties and as the neighbouring house, it completely overwhelms my home.
- I would also seek assurance that the BT overhead cable that provides service to my property will be protected should any works proceed.
- I am also concerned about the safety risk with regard to the proximity of the extension to my chimney. There is potential to cause a down draught which could force carbon monoxide fumes into the living area. The impact of such down draught could have potentially lethal implications for me or any future owner of the property.
- the additional development is much too large for the site in particular the width of the two storey

side extension is much greater than the footprint of the outbuildings and would bring the property very close to the neighbouring dwelling.

- The neighbouring chalet bungalow has several windows on the southern side and would be negatively impacted.
- Other properties similar to 17 Welmore may have extensions but these are generally over the footprint of the outbuildings and set back from the front of the house, or on corner plots with no neighbouring houses on the extended side, especially not a bungalow.
- I am also concerned about the proposed materials to be used- Although this is not in the conservation area, because the extension is so large the use of materials differing from the attached buildings would be even more prominent.

Second round of consultations to the revised proposal received one letter of objection raising the following concerns:

- Despite a small reduction in the width of the side extension, I do not feel the new plans address the issue of over development of the site, nor the adverse impact on the neighbouring chalet bungalow properties

5 Assessment of the planning issues

The main considerations are:

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

a) Design and impact on character and appearance of site and surrounding area

The other half of the semi-detached property was extended in the 1990s with the side extension in line with the front elevation and the ridge height of the original dwelling. The proposed side extension would match the extension to 19 Welmore Road in width, appearance and height creating a balanced appearance. The extensions would be well related to the original dwellings.

The property at 15 Welmore Road and others to the north of the application site are chalet bungalows of a different building design and height. The proposal would retain a 3.6m gap between the side elevation of the extension and the side boundary. This is considered to be sufficient distance to achieve a distinct visual gap between the different heights of the properties and to retain the character of the area.

Furthermore, the properties located north of 17 Welmore Road form a more compact arrangement that extends down to the application site, with typically smaller separation distances between the properties.

Whilst the application form indicates the extension would be finished in render and cedar cladding materials, a condition is proposed to require the submission of the finished materials to ensure that they would be in keeping with the host dwelling and the surrounding area.

It is considered that the proposal would be in accordance with Policy LP16 of the Peterborough Local Plan (2019).

b) Neighbour Amenity and Future Occupant Amenity

The proposed single storey rear extension would extend 4.8m from the rear elevation along the shared boundary with 19 Wilmore Road. This is considered to be an acceptable distance given that the proposed height of the extension would be 2.7m and that there is a 1.8m boundary fence.

The chalet bungalow at 15 Welmore Road benefits from 3Nos. windows sited on its south facing

side elevation, facing 17 Welmore Road and a conservatory. The occupant has confirmed that two of these windows serve the sitting room, a main habitable space. Furthermore, the occupant has submitted an access to daylight study to demonstrate the loss of skyline and light from these side windows as a result of the proposed side extension. Notwithstanding, officers note that these are not the sole windows serving the sitting room.

The local planning authority has a responsibility to assess the benefits of a development against its adverse impact on neighbour amenity, including the potential loss of daylight. Officers note that there would be a degree of adverse impact to 15 Welmore Road from the siting of the two-storey extension to its south. However, the proposed reduction in the revised scheme with the separation gap between the two properties to be no less than 3.5m and the side windows not being considered as the main windows serving the sitting room, officers consider that on balance the impact of the proposed two-storey extension would not be of a level to warrant a refusal.

The proposed single storey extension would extend from the rear of the host dwelling by 4.8m which would be in line with the rear of the existing conservatory at 15 Welmore Road. There would be a distance of 3.6m from the side elevation of the proposed extension and the side boundary. Given the separation distance and single storey height of the extension, it is not considered that it would have an adverse impact on the neighbouring property.

The application site benefits from an 18m deep rear garden and considering the typical width of the properties on streetscene and the size of the application site officers consider that the site would be able to assimilate the additional footprint whilst ensuring that ample outdoor/garden area would be retained for the enjoyment of future occupants.

It is considered that the proposal would accord with Policy LP17 of the Peterborough Local Plan (2019).

c) Highway safety and parking provision

The proposed scheme would result in a net increase of one bedroom within the property. However, this would not result in an increase in the requirement for the number of on-site parking spaces as the Council's parking standards require two spaces for dwellings with up to six bedrooms. Officers note that the application site benefits from a 4.7m setback from the footway and the proposal retains a 3.6m gap between the proposed side extension and the boundary. Officers note that there is a dropped kerb in place in front of this gap and that the space would provide adequate width to enable two cars to park back-to-back within this area.

On this basis officers consider that the proposed scheme would not result in an adverse impact on highway safety and would meet the Council's standard requirement for two on-site car parking spaces for dwellings of this size.

Considering the above, the proposal would comply with Policy LP13 of the Peterborough Local Plan.

c) Other matters

- The safety risk with regard to the proximity of the extension to the chimney of 15 Welmore Road:
Officers have sought guidance from the Council's Building Control Officers as well as Environment Health Officer who have stated that the separation distance between the proposed two storey side extension and the neighbouring property would not result in health hazard with regards to the existing chimney and potential downdraft, and that this would meet with Building Regulation Approved Document J.
- Concerns over commercial use/ large size of the playroom/ and condition that premise should be for the sole use of the family and not any commercial purpose:

Officers note that the application has been assessed on its own merit and as submitted i.e. for a playroom. If in the future, a business use was undertaken at the property, this would be assessed on its own merit either as to whether a material change of use has taken place or under a submitted planning application.

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 extension would not impact on the existing character or appearance of the host building or street scene to an unacceptable level, and is considered that on balance would comply with Policy LP16 of the Peterborough Local Plan (2019);
- The proposed extension would not unacceptably harm the amenity of adjoining neighbours and thereby accords with Policy LP17 of the Peterborough Local Plan (2019); and
- The proposal would not result in a highway safety hazard and sufficient on-site car parking can be provided in compliance with Policy LP13 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:

- Block/ Site Plan (Submitted 19 October 2021)
- Proposed Ground Floor Plan (submitted 19 October 2021)
- Proposed First Floor Plan (Submitted 19 October 2021)
- Proposed Elevations (Submitted 19 October 2021)
- Site Location Plan (Submitted 27 July 2021)
- Existing Plans and Elevations (Drawing Number 4173/100 Revision P1)

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

- C 3 No development other than groundworks and foundations shall take place until details of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number as well as elevation drawings to indicate application. The development shall not be carried out except in accordance with the approved details.

The required details are:

- External finishing
- Windows and external doors

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2016-2036) Adopted 2019.

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