

**Application Ref:** 21/01792/HHFUL

**Proposal:** Demolition of detached garage and erection of two storey side extension and single storey rear extension

**Site:** 9 Grange Road, West Town, Peterborough, PE3 9DR

**Applicant:** Mr M Shahid

**Agent:** Mr Iqbal  
M.A.Iqbal Architecture

**Site visit:** 08.12.2021

**Case officer:** Karen Ip

**Telephone No.** 01733 453405

**E-Mail:** karen.ip@peterborough.gov.uk

**Recommendation:** REFUSE

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

### Site and Surroundings

The application site comprises a two storey semi-detached residential dwelling located on the eastern side of Grange Road, close to the junction with Mayor's Walk. The property is of a brick and tile construction, with a rendered principal elevation and ground floor projecting gable. Parking is provided on a hardstanding area to the front and side of the property, with a detached single garage to the rear.

The surrounding area is of relatively uniform character, with detached and semi-detached dwellings of similar period and style. The site sits within a short row of dwellings of identical design.

### Proposal

The application seeks planning permission for the construction of a two storey side extension and single storey rear extension. It is proposed to demolish the detached garage.

The two storey side extension would infill the gap to the side boundary, extend to the depth of the original dwelling and be set back from the principal elevation by some 0.5 metres. It would have a hipped roof to match the existing dwelling. The single storey rear extension would project 6 metres from the existing rear elevation of the dwelling and extend across the entire width of the plot (including to the rear of the proposed two storey side extension). This would be of flat roof design to a height of 2.9 metres.

The application was amended after submission from a part two storey part single storey rear extension and two storey side extension, to remove the two storey rear element. It is now identical to the previous proposals (21/01222/HHFUL and 21/01550/HHFUL) which were either withdrawn or refused.

## **2 Planning History**

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
P0111/82	Erection of garage and single-storey extension to rear	Permitted	16/03/1982
21/01222/HHFUL	Two storey side and single storey rear extensions	Withdrawn by Applicant	13/09/2021
21/01550/HHFUL	Two storey side and single storey rear extension	Refused	10/11/2021

## **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.

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: 3  
Total number of objections: 2  
Total number in support: 0

On the original proposal for this application, 2 objections were received from, one from no.7 and no.11. The proposal has been revised and no longer features the first floor rear extension which was of concern to no.11.

Based on the current revised proposal, one letter of objection has been received from the owner/occupier of No.7 Grange Road, raising the following:

- Proposed side extension by virtue of its siting, height and mass would result in enormous overbearing and overshadowing.
- Considering the "Party Wall Act 1996 Section 6" there has been no communication of any excavation dimensions of the structure from the boundary wall and the adjoining property. Taking into account the 45 degrees code, we are apprehensive on the foundation footings that could negatively impact our property.
- Habitable rooms such as the kitchen and the side of the conservatory will then face a large extended wall and roof at all angles which would diminish quality of natural light entering our house and result in a complete loss of amenities.
- Would require considerable and heavy excavation work through ground which will put in a considerable pressure to the retaining wall forming part of the combined boundary.
- Concerns over demolition of the Side Garage which is also part of the boundary wall.

One letter of objection has also been received by Cllr Gul Nawaz, although the comment arrived after the proposal was revised and first floor rear extension was removed from the proposal, he may have been referring to the original plans in his comments.

- The Proposed 2 Storey Side and Rear Extension will undoubtedly block out direct and indirect sunlight to both Primary habitable rooms for 11 Grange Road and 7 Grange Road causing a significant loss of light and consequential loss of amenity to both properties.
- Mr Masaud of 7 Grange Road has also advised the proposed side extension will also be overlooking into his property affecting privacy of his amenity.
- It is clear that the proposal for the Side and Rear extension would fail to comply with LP17 and as such in accordance with NPPF para 2 should be refused for the plans submitted for 9 Grange Road as the previous applications have been refused by the planning officer.

## **5 Assessment of the planning issues**

The main considerations are:

- **Design and impact upon the character and appearance of the surrounding area**
- **Neighbour amenity**
- **Parking provision**

### **a) Design and impact upon the character and appearance of the surrounding area**

Within the surrounding area, there are numerous examples of two storey side extensions and therefore the proposed two storey side extension would not appear incongruous its wider context. The width, architectural detailing and set back with reduced ridge line would replicate those other examples within the street scene such that it would not appear incongruous or at odds. Furthermore, the existing gap between the dwelling and its neighbour to the south would be retained, preventing the site from appearing terraced.

To the rear, whilst the proposed single storey extension would be considerable, it is considered to be acceptably accommodated within the plot without appearing as overdevelopment. It would partially be a replacement of the existing detached garage and 1.5 storey rear element and would not appear unduly dominant or obtrusive.

On this basis, the proposal is considered to not result in unacceptable harm to the character, appearance or visual amenity of the surrounding area and is therefore in accordance with Policy LP16 of the Peterborough Local Plan (2019).

#### **b) Neighbour amenity**

It is noted that an objection has been received from the owner/occupier of 7 Grange Road, which is the neighbouring dwelling to the south of the application site. Amongst other matters, this neighbour has raised concern in respect of impact of the proposal to their amenity.

Turning first to the proposed two storey side extension, this would be sited such that it would abut and form the shared boundary to No.7. This neighbouring dwelling has a ground floor facing window which serves the kitchen and is the only window to this primary habitable room. The proposal would be sited 3 metres from this window, introducing a blank two storey flank elevation. This would result in an unacceptably overbearing impact to the neighbouring kitchen and result in a loss of natural daylight. The proposal would result in an undue darkening effect to this neighbouring room, creating an oppressive and poor level of amenity for occupants.

In terms of overlooking impact, the proposal would introduce 2no. new rear facing windows in close proximity to the shared boundary with No.7. These windows would serve an en-suite and be a secondary window to a bedroom. Accordingly, these could be secured by condition to be obscurely glazed and non-opening below 1.7m above floor level which would be sufficient to prevent direct overlooking towards the garden area of No.7.

With regards to the proposed single storey rear extension, this would abut the side boundaries to both 7 and 11 Grange Road. To No.7, the rear extension would be visible from not only the kitchen window, but also the rear conservatory. However, taking account of the limited overall height and the intervening driveway, it is considered sufficient to prevent an unacceptable level of overbearing impact from this element. With regards to No.11, whilst the depth of projection along the shared boundary would be considerable and located to the south of the neighbouring property, it has itself been extended to the rear such that the proposal would result in a projection of only 3 metres beyond their existing rear elevation. It is not considered that this would result in an unacceptably overbearing or overshadowing impact to neighbouring occupants.

On the basis of the above, the proposed two storey side extension would result in unacceptable harm to the amenities of neighbouring occupants at 7 Grange Road and is therefore contrary to Policy LP17 of the Peterborough Local Plan (2019).

#### **c) Parking provision**

The proposal would maintain 2no. on-site parking spaces to the front of the dwelling. This level of parking accords with the Council's minimum adopted parking standards for the size of dwelling and would ensure that no undue pressure to parking within the public highway results. The proposal is therefore considered to be 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.

## **7 Recommendation**

The case officer recommends that Planning Permission is **REFUSED**

- R 1 The proposed two storey side extension, by virtue of its siting, size and scale, would result in an unacceptably harmful impact to the amenities of neighbouring occupants at 7 Grange Road. The proposal would introduce a blank two storey flank wall sited on the side boundary of the site. It would face a primary habitable ground floor window serving the neighbouring dwelling at a distance of only 3m. This would result in an unacceptable loss of natural daylight to and overbearing impact upon this primary habitable room to the harm of the amenities of neighbouring occupants. The proposal is therefore contrary to Policy LP17 of the Peterborough Local Plan (2019).

Copies to: Cllr Gul Nawaz, Cllr Ed Murphy and Cllr Lucinda Robinson

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