

**Application Ref:** 22/00820/HHFUL

**Proposal:** Demolition of conservatory, erection of single storey extension, garage conversion to habitable accommodation and a detached garden store.

**Site:** 35 Ringwood, Bretton, Peterborough, PE3 9SH  
**Applicant:** Mr Baiju Varghase

**Agent:** Mr N P Branston  
 Branston Assoc.

**Referred by:** Cllr Warren  
**Reason:** Out of character and overbearing in nature  
**Site visit:** 21.07.2022

**Case officer:** Mr James Melville-Claxton  
**Telephone No.** 01733 45  
**E-Mail:** james.melville-claxton@peterborough.gov.uk

**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 consists of a two-storey dwelling, with an attached single storey side garage, which is link attached with the neighbouring garage. The dwelling is setback 7m from the back edge of the road with a driveway area on its frontage. The rear garden is located on the northern elevation of the dwelling, and measures approximately 5.9m in depth and 10m in width. To the north of the site is the South Bretton Playing fields, an extensive green area that is publicly accessible.

### **Proposal**

The proposal is for the demolition of the existing conservatory to the rear of the garage, the erection of single storey flat roof rear extension providing a kitchen area, conversion of the garage into habitable accommodation with an ensuite room, and a detached pitched roof garden store.

The existing conservatory measures approximately 1.9m in width by 2.5 in length, and 2.3m at the eaves.

The rear extension measures approximately 3m in width and 5.2m in length, and 3.3 at the eaves.

The storage shed measures approximately 3m in width and 2.35m in length, 2.9m at the ridge and 2.2m at the eaves.

## **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)**

##### **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**

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.

### **4 Consultations/Representations**

#### **Bretton Parish Council**

Initial comments received – At present neutral on this application. Concerns that the dwelling could be subdivided for granny annexe and rented out. This could mean more traffic and noise in a normally quiet cul de sac. What is the purpose of the detached garden store and will it be joined to the garage? Normally planning permission not required for tool shed.

Further comments received - We are neutral about this plan. We are happy to support it if the occupants of No.35 feel that this will benefit their own children (ie. more space as they are growing up) however if they intend to rent this new space out to paying guests, for example, we will object to this. Since they have moved into No. 35, there has been a lot more noise and people, sometimes even at unsociable hours of the day, and we are concerned that this may increase with the expansion.

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

Initial consultations: 3  
Total number of responses: 1  
Total number of objections: 1  
Total number in support: 0

The consultation received 1 No. letter of objection.

The objections raised the following concerns:

- o Out of character with the area.

## **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

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

The proposed extension would project out from the rear elevation of the existing pitched roof garage along the side boundary of the host dwelling and be single storey in height with a flat roof. Due to its location to the rear of the garage and its physical height and dimensions it would not be visible from the street scene and would be screened by the existing garage building. The proposed shed would also be screened from the public street scene.

To the north of the site is the South Bretton Playing fields, an extensive green area that is publicly accessible. From this area public views of the rear available, however, it is reasonable to consider that the elements of the proposal visible on this aspect, consisting of a rear extension and garden shed, are common features within rear gardens, and that they would blend into the mass and scale of the existing development in this location.

As such the proposal would not appear unduly visually dominant or harmful, to warrant a refusal of planning permission, and is considered to be in accordance with Local Plan Policy LP16.

The application site benefits from a 6.0m by 10m wide rear garden and considering the typical width of the properties and the size of the application site it is deemed the site would be able to assimilate the additional footprint proposed whilst still ensuring that sufficient outdoor/garden area would be retained for the enjoyment of future occupants.

A neighbour has raised concerns that the proposal would be out of character with the area. It is considered that whilst the extension would have a flat roof, it would be positioned behind the existing pitched roof garage and would be of a domestic size, scale and appearance and so would not be visually out of keeping with the character of the area. The pitched roof storage shed would be positioned in the bottom corner of the garden, and its also considered to be of a size, scale and appearance that would be typical in a domestic setting and so would also not be considered to be unacceptably out of character with the surrounding area. The change of the garage door on the frontage of the property to a window, whilst a visual change is not one that is considered to be visually unacceptable or harmful.

The proposed elevation materials are to match the existing, consisting of brown brick, concrete roof tiles, and grp roof treatments. The proposed materials are therefore considered to accord with relevant local plan policy LP16, and would not create a negative visual impact to the surrounding area, by virtue of their characteristics and because of the limited public views afforded of the proposal.

Based on the above it is considered that the proposed development would be in compliance with Policy LP16 of the Peterborough Local Plan (2019).

b) Neighbour amenity

By virtue of the physical sizes and locations of the proposed extension and storage shed, it is considered that they would not result in unacceptable negative impacts on any neighbouring residential amenity. In regards to their location any overshadowing impacts would be minimal and due to the orientation be limited to the evening given the proximity of the site to the south west of the attached neighbouring property. In regards to overbearing development, the proposal is not considered to create a significant overbearing effect on the neighbouring property's amenity space, again by virtue of its location, but also because of its physical size, scale and height. In addition the main part of the rear elevation of the neighbouring property No.36 is set off the adjoining side boundary by their intervening side garage building.

Concerns have been raised regarding the use of the proposal because of a potential increase of noise and cars if the extension were to become an annexe or rented out separately to the main house. The proposed extension can only be accessed internally from the main house but a condition is recommended to be imposed to prevent it be rented out as separate accommodation in future. The objection raised about the proposal being out of character with the area, has been addressed in section a) above.

The Local Planning Authority (LPA) has a responsibility to assess the benefits of a development against its adverse impact on neighbour amenity, including the potential loss of daylight and any overbearing impacts. The LPA notes that whilst there would be a degree of impact to No.36 Ringwood Road from the siting of the proposal on its south western boundary, the level of harm is not considered to be significant or to result in an unacceptable harm to the residential amenity of this neighbour.

Therefore, the proposal it is considered to be in accordance with Policy LP17 of the Peterborough Local Plan (2019).

c) Highway safety and parking provision

The proposed scheme would result in a reduction of one parking space in the existing garage, and the increase in one bedroom within the property. However, the additional accommodation proposed would not result in any increased need for on-site car parking spaces. It is noted that the application site benefits from a 7m setback from the footway and the space to the front of the dwelling would provide adequate width to enable two cars to park within this area.

Therefore, it is deemed 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.

## **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 unacceptably impact on the existing character or appearance of the host building or street scene, 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 accord with Policy LP17 of the Peterborough Local Plan (2019); and
- The proposal would not result in any 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 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 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).

- C3 The extension hereby approved shall be implemented wholly in accordance the following details:

- drawing no.152989 - Location Plan
- drawing no.22.009/1 - Existing floor, elevations and block plan
- drawing no.22.009/2 - Proposed floor, elevations and block plan

Reason: For the avoidance of doubt and proper planning

- C4 The extension and garden store, hereby permitted shall not be occupied or used at any time other than for purposes ancillary to the residential use of the dwelling known as 35 Ringwood, and shall not be occupied, leased or rented as a separate dwelling or used for any commercial purposes.

Reason: The site is not adequate to support a separate dwelling or commercial storage; and therefore this development is only acceptable as ancillary accommodation, in accordance with Policies LP16 and LP17.

- Copy to Councillors - Councillor Lynne Ayres.  
- Councillor Wayne Fitzgerald.

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