

**Application Ref:** 24/00827/HHFUL

**Proposal:** Proposed one and two storey rear extensions

**Site:** 85 Taverners Road, Millfield, Peterborough, PE1 2JJ  
**Applicant:** Mr Khuram Aslam

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

**Called in by:** Councillor Amjad Iqbal  
**Reason:** Do not consider adverse occupier amenity impact

**Case officer:** Rio Howlett  
**Telephone No:** 07551042164  
**E-Mail:** Rio.Howlett@Peterborough.gov.uk

**Recommendation:** REFUSE

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

**Site and surroundings**

The application site is located in Millfield, surrounded by residential dwellings. The site itself is two storey, semi-detached dwelling with on street parking to the front and garden to the rear of the property. The dwelling is constructed using buff coloured brick, brown interlocking roof tiles and white UPVC windows and brown UPVC doors.

**Proposal**

Permission is sought for the erection of a single and two storey rear extension, which will be constructed using matching materials to the existing dwelling.

**Background**

It should be noted that an identical proposal was initially submitted in 2023 under reference 23/00714/HHFUL. Officers advised the applicant that the plans were not acceptable at that time. Following revisions which removed the 1st floor element, that application was approved.

A second application was submitted later in 2023 under reference 23/01098/HHFUL which reverted back to the initial plans (which had been deemed unacceptable on the previous application). That application was refused.

The current application does not materially differ from the last one and therefore Officers continue to recommend refusal.

## **2 Planning History**

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
23/00714/HHFUL	Proposed one and two storey rear extensions.	Permitted	14/08/2023
23/01098/HHFUL	Proposed one and two storey rear extensions - revised application.	Refused	11/10/2023

## **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**

No comments received

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

Initial consultations: 6

Total number of responses: 1

Total number of objections: 0

Total number in support: 1

One comment was made in support of this application as detailed below:

-I have seen the plans and be more than happy if permission is granted.

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

The main considerations are:

- Design and impact on the character and appearance of the site and surrounding area
- Amenity
- Highway safety

### **a) Design and visual impact**

Both the single storey and two storey elements of the proposal would be constructed using similar materials to the host dwelling, as such officers consider the proposed materials to be acceptable. Whilst the proposed would add significant massing to the proposed officers consider that the size and scale to be appropriate in comparison to the host dwelling, additionally there are several examples of similar sized extensions in the surrounding area, as such officers consider the proposed respects the local patterns of development.

As the proposed is to the rear of the application site the development would be slightly visible from public vantage points however, due to the matching materials chosen, height and in keeping design for the construction of the dwelling, it would not adversely impact upon character and appearance of the site and the surrounding area. In light of the above, the proposal is considered to be in accordance with Policies LP16 of the Peterborough Local Plan (2019)

### **b) Occupier Amenity**

Officers do not consider the proposed to have an adverse impact upon residential amenity in terms of overlooking or overbearing. However, it would impact the provision of natural light for current and future occupiers in "bedroom 2" of the application site.

The proposed first floor extension would protrude past the existing window, creating a tunnelling effect, blocking natural light into the habitable room and creating an outlook of a solid brick wall, officers consider this to adversely impact by means of overshadowing.

Therefore, this would impact the amenity of current and future occupants and is considered unacceptable. Taking the above into account, the proposed development is not in accordance with Policy LP17 of the Peterborough Local Plan (2019).

### **c) Neighbour amenity**

The proposed would be unlikely to cause an adverse impact by means of overlooking as the only window to the first floor is to the rear with a 30m separation from the rear boundary. All other proposed windows are of ground floor sitting with substantial fencing. The proposal may impact both No.83 and No.87 by means of overshadowing and overbearing. However, the proposed would be largely screened for No.87 by existing built form. As such, officers do not consider that the proposed would impact No.87 by means of overshadowing overbearing. The proposal would add 4.10m of built form along the shared boundary with No.83 at first floor level, this would cause a reduction of sunlight to the rear habitable room of No.83 in the morning, however officers would not consider this to be to a detrimental extent. Therefore, the proposed would not adversely impact No.83 by means of overshadowing or overbearing. As such, officers consider the proposed to be in accordance with Policy LP17 of the Peterborough Local Plan (2019).

### **d) Highway safety**

It is not considered that there is any adverse highway safety impact from the proposal, with the proposed construction not causing disruption to parking provisions, nor disrupting access. In light of the above, the proposal is 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 development would adversely impact upon the amenity of current and future occupiers of the dwelling by means of reduction of natural light into "Bedroom 2" to a detrimental extent which officers consider to be unacceptable. Additionally, the proposed would result in the outlook of "Bedroom 2" to be altered to a brick wall, creating an unduly dominant outlook. As such, it is not considered to be in accordance with LP17 of the Peterborough Local Plan (2019).

### **Copies to Councillors:**

Councillor Amjad Iqbal  
Councillor Mohammed Jamil  
Councillor Alison Jones