

11/00213/FUL: CONSTRUCTION OF SINGLE STOREY REAR EXTENSIONS TO ENLARGE EXISTING KITCHEN AND SHOWER ROOM AT 12 LIME TREE AVENUE, PETERBOROUGH  
VALID: 15 FEBRUARY 2011  
APPLICANT: CLLR MOHAMMED JAMIL  
AGENT: Mr SAJID AYUB  
REFERRED BY: HEAD OF PLANNING, TRANSPORT AND ENGINEERING SERVICES  
REASON: APPLICANT IS A COUNCILLOR  
DEPARTURE: NO  
  
CASE OFFICER: SAM FALCO  
TELEPHONE: 01733 454408  
E-MAIL: sam.falco@peterborough.gov.uk

---

---

## **1 SUMMARY/OUTLINE OF THE MAIN ISSUES**

The main considerations are:

- Impact of development on neighbour amenity
- The impact of the development on the character and appearance of the area

The Head of Planning, Transport and Engineering Services recommends that the application is approved.

## **2 PLANNING POLICY**

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

### **The Peterborough Core Strategy Development Plan Document 2011**

CS16 Urban Design and the Public Realm

Planning permission will only be granted if:

- (a) is compatible with, or improves, its surroundings in respect of its relationship to nearby buildings and spaces, and its impact on longer views; and**
- (b) Creates or reinforces a sense of place; and**
- (c) Does not create an adverse visual impact**
- (d) Can be satisfactorily accommodated on the site itself; and**
- (e) Would not adversely affect the character of the area; and**
- (f) Would have no adverse impact on the amenities of occupiers of nearby properties.**

### **National Planning Policies**

Planning Policy Statement (PPS1) 'Delivering Sustainable Development (2005)

## **3 DESCRIPTION OF PROPOSAL**

Planning permission is sought to extend a semi detached residential dwelling to the rear of the property.

The extension is to be located to the south east of the property, in order to extend the existing kitchen and shower room. The footprint of this proposal is to be 2100mm in width and 6000mm in length. The height of this proposal is 3300mm at the ridge and 2500mm at the eaves.

To avoid confusion, there is also an extension proposed to the southern most elevation of the property with a projection of 3000mm which is deemed as 'permitted development' by virtue of the Town and Country Planning (General Permitted Development) Order 1995 and accordingly does not require planning permission from this authority. This part of the proposed alterations will therefore not be dealt with in this committee report.

#### **4 DESCRIPTION OF SITE AND SURROUNDINGS**

The site is located on the edge of the Millfield area of Peterborough, in a predominantly residential street. The host property is a semi detached residential dwelling built in the late 19<sup>th</sup> Century. The application property and the attached property are of deceptively large proportion with considerable rear projections. The application dwelling has not had any extension to its original form. The application and the attached property appear to have removed all boundary fencing, effectively merging the two rear gardens. The area of garden closest to the dwellings has been hard surfaced and the remainder laid to lawn.

#### **5 PLANNING HISTORY**

No recent relevant planning applications

#### **6 CONSULTATIONS/REPRESENTATIONS**

##### Consultees

Given the nature of the proposal, no consultations were required

##### Neighbours

No responses currently received

#### **7 REASONING**

The scheme will not be seen from anywhere in the public realm, is considered to be in keeping with the host property and character of the area. Any permission will be conditioned to be constructed in materials to match the existing.

The proposal is approximately 1500mm from the nearest boundary and has an eaves height of 2.5m sloping down towards the boundary and therefore will not in any way be significantly overbearing, overshadowing or overlooking on the closest neighbour at 12 Lime Tree Avenue.

The proposal is therefore in line with policy CS16 of the Peterborough Core Strategy DPD 2011.

#### **8 CONCLUSIONS**

In light of all policy considerations, the proposal is considered to be in keeping with the character and appearance of the area and will not have any significant impact on residential amenity. Subject to the attached conditions the proposal is recommended for approval.

#### **9 RECOMMENDATION**

The Head of Planning Highways and Engineering Services recommends that due to the proposals accordance to policy CS16 of the Peterborough Core Strategy DPD 2011 this application is APPROVED subject to the following conditions:

**C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**  
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

**C2 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 Authority to ensure a satisfactory external appearance, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).

Please copy to Cllr Z Hussain. and Cllr M. Jamil