

10/01705/FUL PROPOSED TWO STOREY SIDE EXTENSION AND GROUND FLOOR REAR EXTENSION AT 90 VERE ROAD, PETERBOROUGH (PART RETROSPECTIVE)
VALID: 22/12/2010
APPLICANT: MISS S BIBBI
AGENT: MR N P BRANSTON
REFERRED BY: HEAD OF PLANNING SERVICES
REASON: THE IMPACT CAUSED BY THE PROPOSAL ON THE AMENITY OF THE APPLICANT'S PROPERTY AND THAT OF NEIGHBOURING DWELLINGS AND UPON THE CHARACTER OF THE AREA
DEPARTURE: NO
CASE OFFICER: MR C J EDWARDS
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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- Size and scale of proposed rear single storey extension
- Loss of amenity space to host dwelling
- Impact on amenity on neighbouring dwelling
- Impact of proposal on character of the area

The Head of Planning, Transportation & 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.

Development Plan Policies

Relevant policies are listed below with the key policies highlighted.

Peterborough Core Strategy Development Plan CS16 Urban Design and the Public Realm

High quality and inclusive design will be required for all new developments as part of a strategy to achieve an attractive, safe, healthy, accessible and sustainable environment throughout Peterborough. Design solutions should take the following principles into account [...]:

- New development should not result in unacceptable impact on the amenities of occupiers of any nearby properties.

3 DESCRIPTION OF PROPOSAL

This application has arisen as a result of unauthorised works being reported to the Planning Compliance (enforcement) team. Work has already started to construct the rear extension without obtaining either Planning Permission or Building Regulations approval.

Permission is hereby sought to construct two extensions to the property at 90 Vere Road, Peterborough.

Two storey side extension – This application seeks permission to erect a two storey extension to the side of the dwelling. This will result in the width of the dwelling being extended by approximately 2m and bring the end wall up to the boundary with the adjacent property. The purpose of this is to extend the third bedroom and create an additional room for use as a study on the first floor. The ground floor is to be left open to create a covered passageway to the rear.

Single storey rear extension – The application also seeks permission to erect a single storey extension to the rear of the dwelling. This proposed extension measures 7m from the rear wall of the original dwelling and will be stepped in from the northern boundary to a maximum distance of 0.5m to help mitigate the impact on the amenity of the neighbouring property.

The purpose of this extension as stated on the plans is to create an enlarged kitchen and lounge extension measuring 7.3 metres deep x 6.0 metres wide. Taking account of an existing kitchen extension which will be incorporated into the new rear extension, the proposed floor space measures approximately 35.4 sq metres. The proposal will create an additional WC in place of the area currently occupied by the kitchen.

Subsequent communication with the applicant has revealed that the purpose of the rear extension is to be an annex for the applicant's disabled mother.

4 DESCRIPTION OF SITE AND SURROUNDINGS

Vere Road is a predominantly residential area built sometime around the 1930s. It features a wide road with the houses set back some way from it. Most properties have off-road parking and modest front garden space.

The house itself is a detached property and has an attractive and well maintained appearance. It is set between a row of semi-detached houses to the left and a short terrace to the right.

The house sits off-centre within its plot leaving approximately 2m space between the left hand gable wall and the property boundary. The neighbouring property is set another 2-3m within its plot leaving considerable separation between the two dwellings. On its right the house abuts the property boundary with a small 1m wide footpath separating it from the terraced houses.

The rear garden is approximately 18m x 8m and ends in a row of tall conifer trees. As noted above, at the time of visiting construction of the rear extension was already underway and so the intended scale of this extension was immediately apparent.

5 PLANNING HISTORY

Ref	Description	Status	Open Date	Closed Date
10/00040/CONTRA	Building Regulations Contravention	SER		
10/01705/FUL	Proposed two storey side extension and ground floor rear extension	PDE	16.12.2010	
10/00558/ENFEXT	Enforcement Enquiry	PLNREC	23.11.2010	

6 CONSULTATIONS/REPRESENTATIONS

LOCAL RESIDENTS

One letter of objection has been received from the Millfield and New England Regeneration Partnership (MANERP) raising objections on the basis that:

- The proposed extensions are an over development of the site, further that the proposed rear extension is likely to have a detrimental impact on the neighbouring properties.

COUNCILLORS

Cllr Hussain was present at the site visit and spoke in support of the applicant's intention to care for her mother at this address.

7 REASONING

Background

The original scheme proposed by the applicant included a rear extension that measured a total of 9m from the rear wall of the original dwelling. The Council took the view that this was not only excessive in size given the modest garden space of the property; but also that that this extension would have a substantial negative impact on the amenity of number 92 Vere Road. This application was previously presented to Committee with a recommendation of refusal.

Since this time the applicant has contacted the Council and offered a compromise scheme which is broadly in line with an earlier scheme submitted by the applicant's agent Mr Phil Branston. This scheme would have been accepted and approved under delegated powers had the applicant not instructed the Officer to disregard the amended plan and only consider the original scheme.

The current scheme being presented has taken on board the material amendments required by the Local Planning Authority in respect of the original proposal. The extension is still on the limit of what would normally be considered acceptable however, Officers consider that the proposal as amended has been reduced enough to make any impact on neighbours acceptable in planning terms.

The design of the rear extension has taken into account Officer's concerns in respect of its impact on the amenity of number 92 Vere Road. The side wall is now stepped in from that of the original dwelling to reduce the massing effect that would have otherwise impacted on the amenity of the neighbouring property. Moving the side wall of the extension away from the boundary should also help to mitigate any loss of light that will be caused at the rear of the neighbour's house.

As mentioned above, construction work has already commenced at this site. Presently the materials being used for the rear extension do not match those of the original dwelling. The bricks that have been used are unacceptable due to their colour. Either the applicant will need to find a brick which better matches those used in the existing house or possibly render the rear extension. Appropriate bricks will need to be sourced for the side extension. Any approval must therefore be subject to a condition requiring that the materials proposed to be used must be submitted first to the Local Planning Authority for approval.

8 CONCLUSIONS

Side Extension – The proposed side extension is considered acceptable as it will not have any adverse impact on the neighbouring properties or the character of the area and indeed is similar to many other properties in the area. The design has incorporated a number of finishing details from the original dwelling house which help to integrate it. The front wall of the extension is also stepped back and the roof ridge lower, making the extension appear subservient to the original dwelling house.

Rear Extension – The proposed rear extension, whilst considered large, is acceptable. The design of the extension now incorporates a stepped side wall which takes it away from the boundary line thereby reducing its impact on the amenity of the neighbouring property.

9 RECOMMENDATION

This application is recommended for **APPROVAL**.

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).

2. No development shall take place until details of the materials to be used on the external walls 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. The development shall not be carried out except in accordance with the approved details; namely the bricks to be used on all external walls and render to be used on any external walls.

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

Copies to Councillors Kreling, Lowndes, Peach