

11/01786/HHFUL CONSTRUCTION OF FIRST FLOOR FRONT EXTENSION AT 1 THOMAS CLOSE, BRETTON, PETERBOROUGH
 VALID: 10 NOVEMBER 2011
 APPLICANT: MR WALJI
 AGENT: MR PANJWANI
 REFERRED BY: CLLR FLETCHER
 REASON: CONSIDERS THAT THE DEVELOPMENT IS AN ACCEPTABLE DESIGN AND WILL NOT RESULT IN A DETRIMENTAL IMPACT ON THE CHARACTER OF THE AREA OR NEIGHBOUR AMENITY
 DEPARTURE: NO
 CASE OFFICER: MISS ASTRID HAWLEY
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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

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

The Head of Planning Services recommends that the application is **REFUSED**.

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

Key policies highlighted below.

The Adopted Peterborough Core Strategy DPD

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. New development should be designed in a way that is accessible to all potential users and by a range of modes of transport, taking into account the transport user hierarchy of the Peterborough Local Transport Plan 3. New development should not result in unacceptable impact on the amenities of occupiers of any nearby properties.

3 DESCRIPTION OF PROPOSAL

Permission is sought for a first floor front extension. The proposal is to enclose the existing first floor balcony to create an internal room, proposed for use as a lounge. It is proposed that the extension will have a hipped style roof and incorporate 3 large first floor windows to the front elevation and 1 large first floor window to the north side elevation. It is proposed that the extension will be clad with white PVC.

4 DESCRIPTION OF SITE AND SURROUNDINGS

The application dwelling is a large detached two storey property situated in a prominent position within the street scene to the corner of Thomas Close and Huntsman Gate. The property has been significantly

extended, with the creation of a first floor extension above the original garage and a front porch extension with a first floor balcony above. The dwelling has a hipped roof and is constructed from brick and tile. A hard paved driveway is located to the front of the dwelling that provides two incurtilage car parking spaces. The property has an open front curtilage, with grassed front lawn flanked by trees to the north and west site boundaries.

The application site is located within a modern residential development comprising of large detached two storey properties. The design of the nearby properties varies but there are a number of dwellings that are the same design as the application dwelling, prior to its earlier extension.

It should be noted that an earlier application (ref: 11/01434/FUL) for the same development was withdrawn on 27 October 2011 following discussions with the applicant regarding amending the design of the extension in order to address Officer Concerns about the likely adverse impact of the extension on the character of the area. There has been no change to the resubmitted application.

5 PLANNING HISTORY

Application Number	Description	Date	Decision
06/01898/FUL	First floor extension over garage, front porch extension with balcony over	26.01.2007	Permitted
11/01434/FUL	First floor front extension	27.10.2011	Withdrawn

6 CONSULTATIONS/REPRESENTATIONS

INTERNAL

No internal consultation required.

EXTERNAL

No external consultation required.

NEIGHBOURS

At the time of writing the Committee report no letters of objection have been received from neighbouring residents. No representations were received in response to the earlier withdrawn application. The consultation period on the current application however does not expire until 06 December 2011. Members are therefore requested to consider the application for decision, subject to receiving any neighbour representations.

COUNCILLORS

Cllr Michael Fletcher has referred the item to the Planning and Environmental Protection Committee as he considers that the development will not result in an adverse impact on the character of the area or neighbour amenity and as such accords with local plan policy.

Parish Council

At the time of writing the Committee report no consultation response has been received from the Parish Council. However, the consultation period does not expire until 1 December 2011. No objection was received to the earlier withdrawn application. The Parish Council response will therefore be included in the Committee Up Date Report.

7 REASONING

a) Design and Impact of the development on the character of the area

The application dwelling is located at a prominent location within the street scene, at the junction of Thomas Close and Huntmans Gate, and is readily visible when viewed on the approach. There is a group of trees within the front curtilage that offer some screening, albeit it is recognised that these could be removed or die at anytime.

The application dwelling has already been significantly extended with the creation of a first floor extension above the double garage and the creation of an extended front porch with balcony above. The

proposal, when taken in conjunction with the existing extensions would result in a dwelling approximately doubled in size from the original host property, and would result in a large increase to the massing of the roof. However, it is recognised that the footprint for the extension now sought has been created by the earlier planning approval (ref: 06/01898/FUL) and that it would now be difficult to resist the development subject to securing an appropriate design. As submitted it is considered that the design is not acceptable as the proposed fenestration and materials would appear out of keeping with the character of the host property and would result in a detrimental impact on the character of area. Discussions have taken place with the planning agent about amending the proposed design however, the applicant has advised that the application should be determined as submitted by the Planning and Environmental Protection Committee.

As submitted it is considered that the development should be refused, however, in principle it is considered that the development could be supported subject to securing the following amendments:

1) Replace the first floor windows to the front elevation with windows of the same size and design as the existing. The windows should be positioned so that they reflect the pattern of the existing fenestration.

The proposed fenestration is not in keeping with the style, size or positioning of the existing windows within the property. It is considered that the wide expanse of glazing proposed to the first floor front elevation would appear out of keeping with the character of the host property and create an alien feature at odds with the character of the host property to the detriment of the character and appearance of the street scene.

2) Remove the first floor window to the north facing side elevation or replace with one window of the same size and design as the existing ground floor window beneath.

The design and size of the proposed first floor window is out of keeping with the design and size of the windows within the host property and its size is considered out of proportion with the size of the elevation within which it sits.

3) Remove the proposed white UPVC cladding and construct the extension so that it is of a buff brick finish that matches the character of the host property.

Whilst it is recognised that white UPVC is a feature of the host dwelling it is considered that the proposal to clad the extension in white UPVC would exacerbate the prominence of the extension within the street scene and result in an unacceptable finish.

b) Impact of the development on neighbour amenity

There are existing windows in the front elevation of the dwelling hence it is not considered that the additional windows proposed to the front elevation will result in an adverse impact on the amenities of the dwellings located to the west side of the dwelling. A first floor window is also proposed to the north side elevation of the extension. This will introduce a window to the previously blank north side elevation of the dwelling. Whilst this will overlook the frontage of the properties to the north it is recognised that these are already overlooked by neighbouring dwellings. Further given the separation distance of approximately 18 metres to the nearest dwelling (number 12) it is not considered that this relationship would be sufficiently detrimental to the amenities of the occupiers of this dwelling.

Given that the proposed extension will be located to the central part of the property, between the existing end walls of the dwelling it will not result in any adverse impact on neighbour amenity in terms of loss of light/overbearing.

The proposal will not therefore result in any adverse impact on neighbour amenity and is therefore in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD in this regard.

8 CONCLUSIONS

The proposal is unacceptable as:

-The development by reason of the proposed materials, design, size and location of the proposed fenestration would appear out of keeping with the character of the host dwelling and result in a detrimental impact on the character and appearance of the street scene.

9 **RECOMMENDATION**

The Head of Planning, Transport and Engineering Services recommends that this application is REFUSED for the following reason:

-The development by reason of the proposed materials, design, size and location of the proposed fenestration would appear out of keeping with the character of the host dwelling and result in a detrimental impact on the character and appearance of the street scene.

The proposal is therefore contrary to Policy CS16 of the Adopted Peterborough Core Strategy DPD.

Copy to Councillor M Fletcher