

Committee Report**Date: 07.10.2020**

Item Number	02
Application Number	20/00453/FUL
Proposal	Proposed two storey side extension, single storey side and rear extension, front porch, new raised roof with front and rear dormers and external alterations
Location	26 Coniston Avenue Hambleton Poulton-Le-Fylde Lancashire FY6 9BW
Applicant	Mr Gavin Taylor
Correspondence Address	c/o Mr Matt Dorrian 69 Branksome Drive Salford M67pw
Recommendation	Permit

REPORT OF THE HEAD OF PLANNING SERVICES**CASE OFFICER - Mrs Andrea Stewart****1.0 INTRODUCTION**

Site Notice Date: 25.06.20

Press Notice Date: N/a

1.1 This planning application is presented to Members of the Planning Committee at the request of Cllr Robinson. A site visit is recommended to enable Members to understand the proposal beyond the plans submitted and the photos to be displayed at the meeting.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The application site is located at the corner of Coniston Avenue and Birchwood Drive in Hambleton. The site consists of a detached house with an attached single storey swimming pool (previously know at Bates Swimming School) to the eastern elevation with car parking for the pool to the eastern boundary onto Birchwood Drive. The house and pool have recently been sold to new owners and it is their intention to live in the dwelling and continue the use of the pool for swimming lessons for the community. The surrounding area is residential and mostly consisting of dormer bungalows however to the east on the opposite side of Birchwood Drive is a pair of three storey properties that were previously shops and have been converted to flats.

3.0 THE PROPOSAL

3.1 This planning application is for a proposed two storey side extension, single storey side and rear extension, front porch, new raised roof with front and rear dormers and external alterations. The two storey extension would be located to the eastern elevation adjacent to the single storey swimming pool and have a width of 2.8m and length of 7.5m, the full length of the existing side elevation of the main dwelling.

3.2 A new raised roof is proposed which has increased eaves height 0.5m higher than the existing, there is also an increase in ridge height of 0.8m from 7.2m to 8.0m. The design of the roof would change and instead of gable ends to the eastern and western ends hips are proposed. To the front and rear roof slopes of the dwelling 2m wide pitched roof dormers are proposed.

3.3 An existing side car port would be removed and a 2.8m wide single storey flat roofed side extension formed with a length of 9.3m to the western elevation which links into a flat roofed rear extension that projects 1.8m beyond that of the main existing rear elevation of the dwelling. The height of the single storey side/rear extension is 3.3m.

3.4 To the front elevation facing Coniston Avenue a new 3m wide by 1m deep pitched roofed porch is proposed. To the western side of the porch a pitched roof canopy would be formed.

3.5 Materials for the development would match the existing dwelling.

4.0 RELEVANT PLANNING HISTORY

4.1 95/00376 - Hipped roof over swimming pool - Approved

5.0 PLANNING POLICY

5.1 ADOPTED WYRE BOROUGH LOCAL PLAN

5.2 The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

5.3 The following policies contained within the WLP 2031 are of most relevance:

- SP2 - Sustainable Development
- CDMP1 - Environmental Protection
- CDMP2 - Flood Risk and Surface Water Management
- CDMP3 - Design
- CDMP6 - Accessibility and Transport

5.4 NATIONAL PLANNING POLICY FRAMEWORK 2019

5.5 The NPPF sets out a presumption in favour of sustainable development. Good design is a key aspect of sustainable development. The NPPF sets out a number of planning policies concerned with achieving well-designed places including providing a high standard of amenity.

OTHER MATERIAL CONSIDERATIONS

5.6 WYRE SUPPLEMENTARY PLANNING GUIDANCE

5.7 Wyre's Extending Your Home Supplementary Planning Document is a material consideration. The following sections are particularly relevant:

- Design Note 1 General Design Principles
- Design Note 2 Single Storey Side Extensions
- Design Note 3 First Floor Side Extensions
- Design Note 4 Single Storey Rear Extensions
- Design Note 6 Dormers and Roof Extensions
- Design Note 7 Corner Extensions
- Design Note 8 Front Extensions

6.0 CONSULTATION RESPONSES

6.1 HAMBLETON PARISH COUNCIL - No comments received

6.2 UNITED UTILITIES (UU) - Objection - United Utilities maps indicate there is a Rising Main in close proximity to the proposed extension (to the western boundary) and consider it is important that the precise location of the rising main and potential impact of the proposal on this pipe is resolved at the planning application stage. The rising main is a highly critical asset, and UU therefore request full details of the proposal and construction methods are provided to UU prior to any construction works. Drainage from the development should follow the surface water SuDS hierarchy. It is also advised that there appears to be a culverted watercourse on the site boundary and whilst this is not a matter for United Utilities as they do not own or have responsibility for this pipeline, it is recommend that the Lead Local Flood Authority is consulted to provide further advice.

6.3 WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (CONTAMINATION) - A watching brief is requested for land contamination.

7.0 REPRESENTATIONS

7.1 Six letters of objection received (4 on behalf of the neighbouring property to the west) with the following comments -

- Detrimental impact on residential amenity and enjoyment of adjacent dwellings
- Conflict with policy CDMP1 and CDMP3
- Detrimental impact by overshadowing/overbearing and loss of light
- Significantly out of scale, character and design with existing dwelling and wider setting
- overlooking
- Impact on existing adjacent structures
- Impact on shared foul drain/United Utilities pipe
- Not in keeping with area of single storey bungalows.

- Inadequate and inaccurate submission which includes no site plan being submitted, inaccurate ownership certificate being submitted, overhanging eaves onto adjacent land and no car parking layout submitted.

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 Contact with the applicant to allow access to the site to assess the planning application. Various contact with the agent to request amended drawings which satisfy planning policy and guidance and to request additional details. Amended drawings received, a site plan showing car parking has been submitted and a revised ownership certificate has been signed.

9.0 ISSUES

9.1 The main issues in this application are as follows:

- Principle of development
- Visual Impact / Design / Impact on the street scene
- Impact on residential Amenity
- Highway safety / parking

Principle of development

9.2 Extensions to an existing property within its curtilage are acceptable in principle within settlements. This site is located in a settlement and the proposal is within the existing curtilage. The principle is therefore accepted. Other relevant policy matters are set out below.

Visual Impact / Design / Impact on the street scene

9.3 The NPPF along with adopted Wyre Local Plan (WLP31) policy CDMP3 requires new development to be of a high standard of design and respect or enhance the character of the area having regard to issues including height, scale, massing and materials. For householder extensions, guidance on good design is further detailed in the Council's Supplementary Planning Document 'Extending your Home'. Design Note 1 'General Principles' requires proposals to complement the architecture of the original property, to appear subordinate to the original property and to not form an overly dominant feature.

9.4 The application site is located on a corner plot and the proposal involves significant alterations to the building that would be visible from Coniston Avenue and Birchwood Drive. These alterations include a two storey side extension, alterations to the front of the dwelling and an increase in eaves and ridge height of the main dwelling by 0.5m and 0.8m respectively. The design of the roof would change and instead of gable ends to the eastern and western ends hips are proposed. To the front and rear roof slopes of the dwelling 2m wide pitched roof dormers are proposed.

9.5 The area surrounding the application site consists of mainly single storey gable ended semi-detached dwellings with flat roofed dormers to the front and rear roof slopes. The dwelling at the application site is located in a corner position and already is of a different design and height (currently two storey detached on a larger plot) than the majority of dwellings nearby. That said there is a taller three storey building to the east of the application site on the opposite corner of Coniston Avenue and Birchwood Drive. The most visually prominent aspect of the proposal would be

the changes to the roof namely increased height, addition of dormers and change in design from gable ends to hipped sides.

9.6 The original plans proposed the increase in upper level massing closer to the adjacent property which is a single storey dwelling and a large rear dormer spanning the entire main roof. This was considered to result in a poor relationship with the neighbouring properties and an overly dominant feature to the street scene. As such revised plans were requested.

9.7 The revised plans now propose the increase in upper level massing on the opposite elevation away from the neighbouring property closer to Birchwood Drive. Whilst there is still an increase in roof height the proposals to hip it help to reduce its overall massing. The new roof and two storey element now sit centrally within the plot away from the site edges and the overall plot width is considered large enough to accommodate this additional massing without it appearing overly dominant in the street. Furthermore it would be read in conjunction with the existing taller building on the opposite corner. The revised proposed dormers in the roof space are modest in size with pitched roofs and are set away from the eaves and ridge and side edges of the main roof so as not to appear overly dominant.

9.8 The side/rear single storey extension has a flat roof replacing an existing side carport of similar appearance (almost a flat roof/very shallow pitch) and whilst a different roof design to the main house it is narrow, does not project forward of the front elevation and has a pitched canopy running along the front of it which in part screens the side flat roof directly from Coniston Avenue. The rear flat roofed extension is screened from wider views due to screening along boundaries.

9.9 The proposals are considered in scale and proportion to the main dwelling and of an acceptable design including using appropriate materials that match the existing dwelling. The proposals are not considered visually detrimental to the character of the existing dwelling or street scene. As such they are considered to satisfy policy CDMP3 of the WLP31 and the Council's 'Extending Your Home' SPD.

Impact on residential amenity

Impact on dwelling to the west (No.24 Coniston Avenue)

9.10 No.24 Coniston Avenue is a semi-detached single storey dormer bungalow and objections have been raised from its occupiers that the proposals would have a detrimental impact on their amenity and enjoyment. The facing elevation of No. 24 which is approx. 2.3m distance away from the existing car port at the neighbouring property consists of three windows a kitchen window, a glazed back door and a bathroom window. The bathroom and kitchen only receive natural light from these windows. The back door and bathroom are secondary windows. The main impact would therefore be from loss of sunlight and daylight to the kitchen window however a kitchen does not form main living accommodation such as a living room. Furthermore there is already some impact on this window from the existing car port which sits at 2.3m high on the boundary rising to 2.7m where the slightly slopping roof abuts the main house. This along with the two storey main house already reduces light to the side windows of no24. The proposed side extension would sit slightly further into the site than the existing car port but at a greater height of 3.8m and greater length along the boundary. The resultant impact compared to the existing impact and the fact that this is a side kitchen window affected means the side extension's size and mass would not reduce light to an unacceptable level or have an overbearing impact. In addition there would also be some impact from the eaves and

ridge of the main dwelling increasing in height but the proposal includes a change in the roof from a gable end to hipped roof which reduces the size and bulk of the main roof from the existing situation and this would offset the increase in height of the proposals. The ridge of the new main roof is set off 6m distance from the side boundary with no24. The side/rear extension would only project marginally beyond the main rear elevation of no24 so would not unacceptably affect any rear facing windows or garden area.

9.11 No windows are proposed facing no24 other than a small second floor rooflight in the roof slope but this is at a high level and would not require obscure glass to avoid unacceptable overlooking.

9.12 Overall the proposals would not have a detrimental impact on residential amenity for the occupiers of this dwelling.

Impact of dwelling to the south (25 Birchwood Drive)

9.13 To the south of the application site is the single storey dormer bungalow at 25 Birchwood Drive and an objection has been raised from the occupier of this dwelling. The two storey side extension would be located 13.5m distance from the northern side elevation of no25 and 11.9m from the side/rear garden of this property, the rear dormer is a set in an additional 0.5m distance away. The side/rear single storey extension would be positioned between 11.7m to the northern side elevation and 10.1m from the rear garden. The first floor windows in the two storey extension and the modest sized rear dormer window are no closer than the existing first floor windows in the existing main house and there is also screening along the boundary to assist in screening views from the windows in the proposed rear ground floor extension. Therefore the proposals would not have a detrimental impact on residential amenity for the occupiers of no25 Birchwood Drive in terms of loss of light, overbearing impact or from overlooking.

Impact on dwellings to the front/north and side/east

9.14 Due to the separation distance of at least 21m between the proposals and dwellings to the north and east the size and mass of the proposals would not have a detrimental impact on the residential amenity for these occupiers.

Impact on Highway / Parking

9.15 The proposal would increase the number of bedrooms from 3 to 5 and would remove car parking under the existing car port. However there remains sufficient off road car parking spaces at the site with the plans demonstrating three car parking spaces for the dwelling and seven for the swimming pool used for swimming lessons. The car parking spaces for both the house and swimming school are already existing. In any event the property is located in a sustainable location in the village of Hambleton whereby a slight reduction in the number of spaces required from 3 to 2 could be justified. The proposal would not have a detrimental impact on highway safety or parking.

Other Issues

9.16 The application site is located in an area at high risk of flooding (flood zone 3). An adequate flood risk assessment has been submitted with the planning application with mitigation measures that can be conditioned. Wyre's Environmental

Health Officers have requested that a watching brief is undertaken with regard to land contamination. A note can be attached to draw this to the applicant's attention.

9.17 A response on behalf of the occupiers of no.24 Coniston Avenue expresses concern regarding inaccuracy of the submission and insufficient details submitted. These issues are considered to have been appropriately resolved. They also raise a matter regarding a possible United Utilities (UU) pipe in close proximity to the single storey side extension and contacted UU for a response. On the back of this an objection has now been received by UU until the precise location of the rising main and potential impact of the proposal on this pipe has been resolved. Whilst it is acknowledged that UU have identified this rising main as a highly critical asset for them, safeguarding this asset including appropriate construction measures is a matter between the applicant and UU and the applicant may be required to obtain separate consent from UU before carrying out the works. An informative can be added to inform the applicant of this. As this is a non-planning matter, it does not mean that a decision on this application should be delayed until the issue has been resolved, and is not a ground on which to refuse the application on. It is also advised by UU that there appears to be a culverted watercourse on the site boundary and they recommend that the Lead Local Flood Authority (LLFA) is consulted to provide further advice. However under the relevant legislation (Town and Country Planning (Development Management Procedure) (England) Order 2015) the LLFA are not a relevant consultee for this type of application. Safeguarding this culvert, including the need to secure any necessary consent from the LLFA, is a matter between the applicant and the LLFA. Again it is a non-planning matter which does not justify delay or refusal of this application.

10.0 CONCLUSION

10.1 The proposals as shown on the revised plans received are considered to be of acceptable design and are not visually detrimental to the character of the area, street scene or the existing building, or detrimental to residential amenity or highway safety. Other planning matters have been assessed as acceptable. It is therefore considered that planning permission should be granted subject to conditions.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.

11.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

12.1 Grant planning permission subject to conditions.

Recommendation: Permit

Conditions: -

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 09.06.2020 including the following plans/documents:

- Revised site location plan, proposed plans and elevation drawing 04 rev B received 17.09.20
- Revised proposed site plan 03 rev C received on 09.09.20

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. The materials to be used in the construction of the external surfaces of the extensions including the external sides of the dormer being in matching tiles to the main roof hereby permitted shall match those used for the existing building in form, colour, and texture.

Reason: To ensure that the existing materials are used as far as possible, thus protecting the appearance of the building in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

4. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) including the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

Notes: -

1. The presence of any significant contamination, which becomes evident during the development of the site, shall be brought to the attention of the Local Planning Authority.

2. A Rising Main is located approximately 2.5 metres distance away from the Western boundary. This is a highly critical asset for United Utilities therefore they request full details of the proposal and construction methods are provided to wastewaterdeveloperservices@uuplc.co.uk prior to any construction works commencing.

3. If any part of the proposed development encroaches onto neighbouring property the approval of the adjoining owners should be obtained before the development is commenced.