

Committee Report**Date: 28.04.2021**

Item Number	05
Application Number	21/00105/FUL
Proposal	Two storey side extension, single storey rear extension and new roof to existing rear extension
Location	20 Ormont Avenue Thornton Cleveleys Lancashire FY5 2BT
Applicant	Mr Andrew Horner
Correspondence Address	c/o Mr Lindsay Oram Unit 7 FY Creatives 154-158 Church Street Blackpool FY1 3PS
Recommendation	Permit

REPORT OF THE HEAD OF PLANNING SERVICES**CASE OFFICER - Miss Fiona Flower****1.0 INTRODUCTION**

1.1 This application is before the Planning Committee for consideration at the request of Cllr Baxter. A site visit is recommended to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The site which forms the subject of this application is located on the eastern side of Ormont Avenue, Thornton-Cleveleys. The site is occupied by a two-storey semi-detached dwelling faced in red brickwork. There is an existing single-storey lean-to extension to the rear. The street comprises properties of similar design and character. The site falls within Flood Zone 3.

3.0 THE PROPOSAL

3.1 The application seeks permission for a two-storey side extension and single storey rear extension, and a new roof to the existing rear extension.

3.2 The revised proposal presents a two-storey side element, which would project 2.34m from the northern elevation of the existing dwelling. The proposed extension would be set back from the principle elevation by 1.5m, and would extend 6.2m towards the rear elevation of the main dwelling. The proposed extension would have a hipped roof to match the design of the existing dwelling, with a lower eaves height of 5.05m and ridge height of 7.21m. Materials proposed are red facing brickwork to the front and side elevations to match the existing dwelling, with a rendered finish to the rear elevation.

3.3 The proposed single-storey rear element would have a rearwards projection of 3.12m (same as existing) and extend up to the extension. The proposed would incorporate a lean-to roof, with eaves height of 2.45m and ridge height of 3.72m. The proposed new roof to the existing rear extension would be raised slightly to be in line with that of the proposed, with an eaves height of 2.45m and ridge height of 3.72m. Materials proposed are to match the existing.

4.0 RELEVANT PLANNING HISTORY

4.1 None found

5.0 PLANNING POLICY

5.1 ADOPTED WYRE BOROUGH LOCAL PLAN

5.1.1 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.

5.1.2 The following policies are of most relevance:

- CDMP2 - Flood risk and Surface Water Management
- CDMP3 - Design

OTHER MATERIAL CONSIDERATIONS

5.2 NATIONAL PLANNING POLICY FRAMEWORK

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on the 19th February 2019. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). 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.

5.3 WYRE SUPPLEMENTARY PLANNING GUIDANCE

5.3.1 Extending Your Home Supplementary Planning Document:
Design Note 1 - General Principles
Design Note 3 - First Floor Side Extensions
Design Note 4 - Single Storey Rear Extensions

6.0 CONSULTATION RESPONSES

6.1 None required.

7.0 REPRESENTATIONS

7.1 13 representations have been received, 8 in objection and 5 in support. Objections raised include:

- Terracing effect caused by proposal and unbalance of semi-detached properties
- Overbearing impacts upon neighbours
- No external access to the garden
- Obstruct access to party walls
- Revised plans do not address these aforementioned concerns

Letters of support include:

- Design of extension is in-keeping with character of existing property and street
- Variety of extensions within the street
- No visual harm

8.0 CONTACT WITH APPLICANT/AGENT

8.1 Contact was made with the Agent to advise of concerns relating to the proposal as originally submitted, in particular the bulk, scale, and mass of the proposed two-storey side extension and the resulting impact upon the character of the street scene and neighbouring amenity. The agent was advised that the application would be recommended for refusal, unless the concerns raised could be satisfactorily addressed. Revised plans were submitted to the council on 09.04.2021 showing an increased set back from the principle elevation.

9.0 ASSESSMENT

Principle of development

9.1 Extensions to an existing property within its curtilage are acceptable in principle.

Design and visual impact

9.2 The revised proposal involves a two-storey side extension to the northern elevation of the existing dwelling, with a single-storey rear extension, and a new roof to the existing rear extension. The proposed two-storey side extension would be visible from within the street scene. The eaves and ridge of the proposed extension would be set lower than that of the main dwelling, and would be substantially set back from the principle elevation, ensuring that the form and design of the proposed extension would appear subordinate to the main dwelling. Whilst the council's adopted SPD encourages side extensions to be set in from boundary lines by a minimum of 1.0m, an exception can be made in this instance given the already subordinate nature of the revised proposal, achieved by the significant set-back distance and lower roof height and hipped roof design further reducing the bulk and massing on the boundary. Extending up to the side boundary would mean that bins would need to be provided to the front of the property. Whilst this is not desirable, it is considered they could be sited next to the recessed front wall without projecting forward of the building line which would reduce their prominence. Whilst the proposal does not strictly comply with Design Note 3 of the SPD on balance, the revised proposal would be of a more appropriate scale and would respect the character of the existing dwelling, and is therefore not considered to cause such significant visual

harm to the area as to warrant a refusal on design grounds. The proposal would therefore comply with Policy CDMP3 of the WLP31.

Amenity impact

9.3 All observations and objections raised by neighbours are acknowledged, however only the material planning matters raised can be taken into account.

9.4 The neighbouring property to the north of the site is number 22 Ormont Avenue. Number 22 has an existing single-storey side extension, forming a garage, which extends up to the shared boundary with the application site. Whilst the concerns raised within representations have been taken into account, matters such as obstruction of access to party walls and fire safety concerns about loss of external access to the rear are not material planning considerations. Matters to be assessed therefore relate to potential overlooking and overbearing impacts upon residential amenity. Number 22 has two side windows in the facing elevation, believed to serve a landing and a bathroom (non-habitable rooms) and two bay windows at the front and rear which afford oblique angles of the side extension. However the encroachment of a side extension 2.34m beyond the original side wall of the applicant's property is not considered to appear significantly overbearing upon the residential amenity of no.22. Furthermore the revised proposal has reduced the scale of the proposed side extension as seen from the front of the neighbouring property.

9.5 No windows are proposed within the north facing side elevation that could cause overlooking impacts. The proposal would involve the addition of two first floor rear facing windows, one of these would serve a bathroom and is proposed to be obscure glazed, and the other would serve a bedroom. However, it is not considered that these would cause any additional overlooking than the existing first floor windows within the rear elevation of the dwelling. On balance, it is not considered that the revised proposal would cause such significant impacts upon the residential amenity of no.22, by way of overlooking or by appearing overbearing, as to warrant a refusal of this application.

9.6 The proposed single-storey rear element would have a rearwards projection of 3.12m and would satisfy Design Note 4 of the SPD. As such there would be no unacceptable overbearing impact on the rear elevation of Number 22. No other neighbouring amenity is considered to be impacted upon by this proposal.

Parking and highway safety

9.7 Parking provision at the site would remain for at least 3 vehicles, accommodated within the driveway to the front of the property, which accords with latest guidance for a dwelling of this size. The proposal will not impact on highway safety or amenity.

Flood risk

9.8 The application site is located within Flood Zone 3. A Flood Risk Assessment has been submitted which includes flood risk mitigation measures in accordance with Policy CDMP2 of the Wyre Local Plan. This can be secured by condition.

Other material considerations

9.9 Ecology - No issues identified.

9.10 Trees - No issues identified.

9.11 Land contamination - No issues identified.

10.0 CONCLUSION

10.1 The revised proposal is considered to be visually acceptable and would not adversely impact on neighbouring amenity or highway safety. The proposal is therefore considered to comply with Policy CDMP3 of the Adopted Local Plan (2011-2031) and the relevant design notes of the adopted Extending Your Home SPD with the exception of design note 3, however in this instance no significant adverse harm has been identified as a result of this.

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 full planning permission

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 22.01.2021 including the following plans/documents:

- Site Location Plan as received 22.01.2021
- Revised Proposed Site Plan and Elevation Plans as received 09.04.2021 - drawing number 428-03 REV B
- Revised Proposed Floor Plans as received 09.04.2021 - drawing number 428-02 REV B

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 development shall be carried out strictly using those materials specified on the approved plan (428-03 REV B) unless other minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

Reason: To safeguard the visual amenities of the locality and 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.

5. Prior to the first occupation or use of the development hereby approved, the first floor window in the rear elevation serving the bathroom shall be:

- i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and
- ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The window(s) (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.

Reason: To safeguard the privacy of adjoining residents and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).