

**Committee Report****Date: 07.12.2022****Item Number 01****Application Number 22/00773/FUL****Proposal Two storey and part single storey front extension, side and rear extensions with first floor dormer to side elevation.****Location 191 Fleetwood Road South Thornton Cleveleys Lancashire FY5 5NS****Applicant Mr Bob Hayden****Correspondence Address c/o Mr Simon Wallis  
First Floor 209 Church Street Blackpool FY1 3TE United Kingdom****Recommendation Permit****REPORT OF THE HEAD OF PLANNING SERVICES****CASE OFFICER - Mrs Mandy Ramsden****1.0 INTRODUCTION AND ASSESSMENT (UPDATED FROM ORIGINAL REPORT FOR 2 NOVEMBER 2022 COMMITTEE)**

- 1.1 This application is before the Committee for a second time. It was initially presented to the Committee on the 2 November 2022. At that meeting the Committee deferred the application to enable a site visit to be undertaken and to allow members to assess the impacts arising from the development on the surrounding neighbouring properties.
- 1.2 There are no material planning changes since the application was previously presented to Members of the Planning Committee.

Site Notice Date: 30 August 2022

Press Notice Date: N/A

**2.0 INTRODUCTION**

- 2.1 This planning application is presented before Planning Committee at the request of Cllr Michael Vincent. The application will be presented to Members with the aid of photographs.

**3.0 SITE DESCRIPTION AND LOCATION**

- 3.1 The application site is located on the eastern side of Fleetwood Road South approximately 70 metres south of Norcross roundabout. The site is occupied by a red brick detached dwelling house built in 1954. The character of the area and the frontage along this stretch of road is made up of predominately

residential properties. The immediate neighbouring properties comprise of a detached house to the north side and a detached bungalow to the south, all set back from the road and positioned on a staggered building line. To the rear is open land forming part of The Plant Centre nursery/garden centre. The site is located within flood Zone 3.

#### **4.0 THE PROPOSAL**

- 4.1 The application seeks planning consent for the remodelling of the existing property and consists of a two storey and part single storey front extension, side and rear extensions with first floor dormer to side elevation. A more detailed breakdown is set out below.
- 4.2 The two storey extension would be located on the northern half of the frontage and would project approx. 4.5m x 5.5m wide and have a gable frontage with a dual pitched roof, the same height of the existing dwelling, and extending back into the main roof of the house. The south side of the roof slope, of the proposed extension, would continue downwards to enclose and form a front entrance porch which would set back approximately 500mm from the front wall of the extension and would be 2.5m wide.
- 4.3 The remaining frontage area would be a single storey extension projecting approx. 1.4m. To the south side of the house a part single storey and part first floor extension incorporating a side dormer is proposed. This extension would project forwards approx. 1.9 m from the current southern front corner of the house, would be 3.3m wide for a depth of 3.4m then widen to 4.5m for a further 4.2m to the depth of the existing dwelling. The front of this extension would have a gable frontage with a dual pitched roof with an eaves height of approximately 2.5m and a ridge height of 4.3m. This roof would extend rearwards for approx. 1.8m where it would merge into roof of the remaining part of the side extension. The roof to this part is a 'cat slide' type roof which extends down from the main roof to an eaves height of 1.7m. Within this roof area would be a hipped roof dormer to form a first floor bathroom.
- 4.4 It is proposed to extend the side extension to the rear projecting approx. 5m and a width of 3.4m. The roof would be a continuation of the sloping roof but with an eaves height of approx. 1.7m extending to a ridge height of 4.2m. The roof slope on the northern side would be linked to an existing canopy projection on the rear elevation and which would continue around the north elevation of this rearwards section of the extension with an eaves height of 2.6m.
- 4.5 The materials proposed for the extensions would comprise of brick to match the existing dwelling and roof tiles with cladding to the first floor level of the two storey forward extension.

#### **5.0 RELEVANT PLANNING HISTORY**

- 5.1 None found

#### **6.0 PLANNING POLICY**

- 6.1 ADOPTED WYRE BOROUGH LOCAL PLAN

6.1.1 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.

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

- CDMP1 - Environmental Protection
- CDMP2 - Flood Risk and Surface Water Management
- CDMP3 - Design

## 6.2 EMERGING LOCAL PLAN PARTIAL REVIEW

6.2.1 A Publication version of the Wyre Local Plan Partial Review underwent a public consultation between 30 November 2021 and 18 January 2022. The Submission draft Wyre Local Plan Partial Review 2011-2031 (WLPPR31) was approved for submission to the Secretary of State for examination on 15 April 2022 and approved for Development Management purposes. Presently the Submission draft WLPPR31 forms a material consideration of limited weight in the consideration of planning applications.

## 6.3 NATIONAL PLANNING POLICY FRAMEWORK 2021

6.3.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 20th July 2021. 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). 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

### 6.4 WYRE SUPPLEMENTARY PLANNING GUIDANCE

Extending Your Home Supplementary Planning Document

- Design Note 1 -General 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 8 - Front extensions (including large porches)

## 7.0 CONSULTATION RESPONSES

### 7.1 WYRE COUNCIL HEAD OF ENGINEERING SERVICES (DRAINAGE)

7.1.1 Objects to the proposal on the basis that the proposal fails to comply with the Environment Agency's standing advice for minor house extensions. The

submitted flood risk assessment is considered to have insufficient details and an emergency plan assessment is required.

## **8.0 REPRESENTATIONS**

8.1 At the time of compiling this report 5 letters of objection have been received. A summary of the primary concerns raised is set out below:

- Front extension out of line with adjacent properties;
- Extension very imposing and inappropriate in a residential area;
- Side, first floor side extension close to boundary causing overlooking and shadowing;
- Block natural light to front room and view of street;
- First floor window overlooks front room;
- Loss of natural light to property and garden;
- Property built up to boundary not in keeping with the area;
- Dormer large and over bearing;
- Intrusive size and scale will cause loss of light;
- Inaccurate drawings - existing building at rear not shown on plans, Proposed depth of dormer not the same on all elevations, side door shown on floor plan not shown on elevational plan;
- Water table has risen due to road works to A585, any other disturbance should be in the flood risk assessment;
- Existing flooding under property will be worse as a result of the proposal;
- Garage/store is a separate business access to dog room, and inappropriate for use for business purpose for building materials and dog breeding business;
- Dog room with run would bring about significant noise/barking/smell, and increased traffic;
- Dog breeding would be detrimental to health;

8.1 Two additional letters of objection have been received following the first publication of the committee report. The primary (planning) concerns set out relate to the following matters:

- Design - Surrounding properties are all built from red Accrington brick, the design of the property is not in keeping with the character of the neighbourhood
- Residential Amenity - Overlooking and loss of privacy from side door entrance
- Noise and disturbance
- Loss of light
- Inaccuracies on plans in relation to distances to boundary
- Planning history fails to list a refused housing development where it was considered that the proposal constituted inappropriate development in an area at risk of flooding
- Existing properties experience flooding
- A builders store and dog room are not in keeping with the residential area

## **9.0 CONTACTS WITH APPLICANT/AGENT**

9.1 The Agent was contacted regarding the discrepancies on the plan in so far as they relate to the proposal. Revised plans submitted.

## 10.0 ISSUES

10.1 The main issues in this application are as follows:

- Principle of Development
- Visual Impact / Design / Impact on the street scene
- Impact on the Residential Amenity
- Impact on Highway / Parking
- Flood Risk

### Principle of Development

10.2 Extensions to an existing property within its curtilage are acceptable in principle. The application site is located within the settlement of Thornton-Cleveleys where development is directed under Policy SP1 of the Local Plan. In principle the development is considered to be acceptable.

### Visual Impact / Design / Impact on the street scene

10.3 Whilst the alterations to the dwelling would bring about a significant change to the external appearance of the property, it is not considered that this would result in a negative impact on the area or be harmful the character of the area given the diverse mix of two storey property and bungalow styles thereby complying with the council's SPD.

10.4 The proposed forward extensions would add a design features to an existing flat front elevation. The SPD requires that such extensions should be designed to appear subordinate to the original dwelling. Design note 8 does state that acceptable front extensions are more likely where there is ample space to the front of the property, where housing is of low density and also detached which is the case for this site. The proposed side extension has been designed to show a transition from the existing two storey property to the neighbouring bungalow through the forming of a 'cat slide' roof projecting down from the main roof to over the side extension. The addition of a dormer within this roof area would be of traditional design including the use of matching tile hanging, as identified in the council's adopted SPD. The proposed design and use of materials for the extensions is in accordance with the adopted SPD and therefore the proposals are considered acceptable in terms of design.

### Impact on the Residential Amenity

10.5 In respect of overlooking no window is proposed within the side dormer to the south elevation. The external face would be in matching materials. A condition is considered appropriate, should the proposal be considered acceptable that no window should be inserted to the dormer without further consent from the Local Planning Authority. There would be a side door to the proposed garage. This is at ground floor level and currently there is a 1m high boundary fence. However this is a side door and is to a storage area not a habitable room, and therefore loss of privacy to the neighbouring bay window is not considered to be an overriding issue. Additionally, there are three first floor windows proposed in the northern elevation to serve a dressing room and bathrooms where obscure glazing would be provided and prevent overlooking.

- 10.6 In respect of loss of light, the side extension would project beyond the front square bay window of no. 189 to the south. This property has no windows in its north facing elevation except for the side window within the bay which would afford a view of the side extension. It is accepted that large extensions can have a noticeable impact on neighbouring amenity through loss of light to habitable room windows. However, the main part of the neighbour's bay window, whilst serving a living room area of that property faces forwards, to the west where the majority of light comes from. Therefore whilst the proposal would be visible from the side window of the bay, loss of light or shadowing is unlikely from the proposal as it is positioned to the north. Similarly, loss of light to the neighbour's rear garden area from the proposed rear extension is not an issue as the extension, which is to the north, would not project beyond the neighbour's property.
- 10.7 In respect of neighbouring outlook, this would be from the front bay window, afforded by the side window to the bay or indirect angle from its front facing window. The proposed forward projection from this bay window would be approx. 5.2m in total length, which would be at a distance of 2.57m stepped to 4.2m away from this window. Given these distances and the single storey nature of this part of the proposal it is not considered it would appear significantly overbearing upon the residential amenity of no. 189.
- 10.8 In respect of the neighbour to the north, no. 193, this property is 4.1m to 7.3m to the north and is set forward of the applicant's property. No. 193 has a two storey side projection with side windows on three levels. These windows do not appear to serve any primary accommodation and this projection is in line with the applicant house as it currently stands. The proposed two storey extension would not come any closer to the neighbour maintaining the same line as the side of the existing house. Given the separation and site characteristics it is not considered that the proposed extension would have any greater or unacceptable impact on the neighbour in respect of light or shadowing. No side windows are proposed thereby elevating any potential overlooking issues.
- 10.9 Concerns have been raised in relation to noise from dogs residing at the property and there are concerns that the proposed dog room as identified on the proposed plans would exacerbate this issue. A complaint has been lodged with the Council's Environmental Health Department in respect of noise from barking and odour. However, this noise issue is not a planning matter to be considered as part of the application proposal. The provision of the dog room is part of the overall domestic accommodation proposed for the property.

#### Impact on Highway / Parking

- 10.10 There have been concerns raised that the proposal would increase traffic movement at the property. However, this is in relation to assumption that the proposed extension is to operate a business and that this would in turn cause traffic issues on the adjacent highway. However, the proposal is for residential accommodation in association with the existing dwelling and should at this stage be considered as such. The proposal would increase the number of bedrooms from 3 to 4. This results in the need to be able to provide 3 no. off-street parking space. The depth of frontage to this property along with its width currently facilitates this amount of parking along with a turning space.

## Flood Risk

- 10.11 The site is located within flood zone 3 as identified on the Environment Agency's (EA) flood maps. As such planning applications for extensions need to be supported by a flood risk assessment (FRA). In this instance the submitted FRA identifies that the area benefits from sea defences resulting the area being at a low risk of flooding. Consequently it proposes that the flood precautions for the site should involve matching the floor levels of the proposal to that of the existing floor levels and that all internal works comply with the building regulations.
- 10.12 Whilst an objection has been received from the Council's Drainage Engineer, the flood risk assessment that has been submitted is consistent with the FRA template which the Council accepts for householder development i.e. a statement that FFL are to be no lower than existing levels and that mitigation measures in the form of electrical sockets and fittings to be 450mm above FFL (in line with Building Regs) are to be installed. This is considered to broadly reflect the EA standing advice which advises to "make sure the FFL are either no lower than existing or 300mm above estimated flood level" and to use flood resistant materials. The EA standing advice also advises that plans need to show how it is going to be ensured that the development is not flooded by surface water or groundwater. The application site is not within land identified as at risk of surface water flooding. Therefore officers do not consider there are site specific circumstances to justify the LPA asking for this additional information in this particular case. In terms of the emergency plan which the Council's Drainage Engineer has said is required, the EA have confirmed that they would not expect this for minor householder development in line with the standing advice, therefore again officers do not consider this additional information is justified. Therefore on balance it is considered the FRA is adequate, proportionate to the type of development proposed, and demonstrates that the development would not be at unacceptable risk from flooding.

## Other Matters

### Ecology

- 10.13 No issues identified.

### Trees

- 10.14 No issues identified. The submitted plan identifies the northern boundary hedge which is approx. 1.3 metres from the existing house and proposed front extension.

### Contamination

- 10.15 No issues identified.

### Further observations raised in the neighbour representations

- 10.16 The rear extension does identify a dog room. Whilst the applicant has a number of dogs at the property there is nothing apparent that would suggest that the dogs are not part of the applicants home. There is a suggestion that

the applicant plans to breed from his dogs and that is why there is a dedicated dog room. However, the proposal is that it would be incidental to the primary use of the property as a residential property. Should the applicant decide to start a dog breeding business that would be of a scale that requires a licence from the Council's Environmental Health department or indeed a separate planning consent, concerns over related noise would be dealt with as part of that process.

- 10.17 There is no planning history related to the subject property. Reference has been made to a housing development which was refused to the east (rear) of the site. This is not relevant to the nature of this householder planning application which is why it has not been included.
- 10.18 Inaccuracies in plans and distances to boundaries have been mentioned, however, all distances set out have been checked and are considered to be accurate.
- 10.19 With regard to reference to a builders store and the dog room these would be incidental to the main dwelling house as stated in the main report

## **11.0 CONCLUSION**

- 11.1 The proposal is for extensive works to the property that will totally change its external appearance. The proposed extensions have been designed to take advantage of the existing character of the area, that of individual properties of differing designs, set well back from the road, and set on a stepped 'building line'. The proposed design is considered to respect the diverse character of neighbouring property by proposing extensions at two storey to the northern side where the neighbour no. 193 is a substantial two storey dwelling, and by incorporating a transitional 'cat slide' side roof incorporating a small dormer and with single storey front and rear projections to the southern side where no.189 is a detached bungalow.
- 11.2 The proposed extensions have been considered on both design and residential amenity grounds and are not considered to be overly dominant or out of character in the street scene and would not have a detrimental impact on adjacent residential amenity. Issues relating to existing dog noise are not a matter for consideration as part of this application, and the proposed dog room is considered to be associated with the residential use of the property. Matters concerning flood risk have been addressed and the flood risk measures to be incorporated are considered sufficient for the development proposed.
- 11.3 The proposal is therefore considered to comply with Adopted Local Plan Policies CDMP2 and CDMP3 and meet the guidance in the adopted Supplementary Planning Document Design Notes.

## **12.0 HUMAN RIGHTS ACT IMPLICATIONS**

- 12.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.
- 12.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.



## 13.0 RECOMMENDATION

13.1 Grant full 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 1 August 2022 including the following plans/documents:

- Revised Proposed floor plans, elevations, location plan & site plan Drawing - Number 201 REV C

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 application form 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) as received by Wyre Council on 2 August 2022 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. Notwithstanding the provisions of Class A, Part1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), there shall be no first floor window inserted within the south facing dormer extension hereby approved without the express planning permission from the Local Planning Authority.

Reason: To ensure that the Local Planning Authority have control over any future development to protect adjacent properties from overlooking and to comply with Policy CDMP3 of the Wyre Local Plan (2011-31).

6. Prior to the first occupation or use of the development hereby approved, the three first floor windows in the northern elevation 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).

**Reasons: -**

**Notes: -**

1. 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.