

Committee Report**Date: 05.07.2023**

Item Number	01
Application Number	23/00392/FUL
Proposal	Proposed two-storey side extension to form garage with habitable space above, two-storey front extension to main house. Alterations to all roofs with the formation of front facing dormers.
Location	206 Breck Road, Poulton-Le-Fylde, Lancashire, FY6 7JZ
Applicant	Mr And Mrs K Young
Correspondence Address	c/o Mr Jonathan Abbott-Hull 15 Alpic Drive, Blackpool, Lancashire, FY5 1QB
Recommendation	Refuse

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

Site Notice Date: 11.05.23

Press Notice Date: N/a

1.0 INTRODUCTION

- 1.1 This planning application is presented before planning committee at the request of Cllr Le Marinel citing concerns relating to the impacts arising from massing of the proposal and overlooking. A site visit is recommended to enable members to understand the site context beyond the plans submitted and site photographs taken by the case officer.

2.0 SITE DESCRIPTION AND LOCATION

- 2.1 The application site is a detached dormer bungalow located on the southern side of Breck Road in Poulton. The surrounding area is predominately residential in character with the exception of the River Wyre Public House to the west and to the far east is the BP Petrol station. To the rear of the site is the Breck Holiday home caravan site and to the north east is the recently constructed 2 storey office building. The application site is located within Flood Zone 3.

3.0 THE PROPOSAL

- 3.1 This planning application is for a proposed two-storey side extension to form garage with habitable space above, two-storey front extension to the main house and alterations to all roofs with the formation of two front dormers. The

proposal involves the change of existing main roof shape from hipped sides to formation of gables and an increase in the overall height of the roof by 0.7m. Alterations to the front elevation are proposed that includes a two storey central, mostly glazed, extension and removal of two ground floor bay windows. Two pitched roofed dormers are proposed that extend at eaves level from the main front wall of the existing dwelling. To the eastern side elevation of the existing dwelling a two storey extension is proposed, this part of the proposal has a pitched roof with a flat roof over the ridge, a dormer is proposed to the front elevation of this part of the proposal. This two storey side extension is to form a garage/garden store extension at ground floor and a bedroom at first floor.

4.0 RELEVANT PLANNING HISTORY

- 4.1 14/00225/FUL - Application for change of use of ground floor rooms from residential C3 to hair nail and beauty salon (sui generis) - Approved
- 4.2 14/00854/ FUL - Single storey rear extension - Approved
- 4.3 16/00024/ADV- Advertisement Consent for external illuminated double sided free standing sign - Approved
- 4.4 16/00869/FUL- Retrospective application for retention of summer house outbuilding rear of garden - Approved
- 4.5 18/00806/FUL - Change of use of beauty salon to provide a dwelling - Approved
- 4.6 20/01116/FUL - Single-storey side extension to form garage, two-storey front extension to main house, new roof with side gables and front and rear dormers - Approved

5.0 PLANNING POLICY

- 5.1 ADOPTED WYRE BOROUGH LOCAL PLAN 2011-2031) (INCORPORATING PARTIAL UPDATE OF 2022)
 - 5.1.1 The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (WLPPU31) was adopted on 26 January 2023 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 contained within the WLPPU 2031 are of most relevance:
 - SP1 - Development Strategy
 - CDMP3 - Design
 - CDMP2 - Flood Risk and Surface Water Management
- 5.2 NATIONAL PLANNING POLICY FRAMEWORK 2021

- 5.2.1 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 policies in the 2021 NPPF are material considerations which should also be taken into account for the purposes of decision taking.
- 5.2.2 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

5.3 WYRE SUPPLEMENTARY PLANNING GUIDANCE 'Extending your Home'

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

6.0 CONSULTATION RESPONSES

6.1 None Required

7.0 REPRESENTATIONS

- 7.1 At the time of compiling this report one representation of objection has been received. The primary concerns raised related to the following points:
- detrimental impact on residential amenity from overlooking and views/outlook beyond front building line of adjacent dwelling onto an imposing structure.
 - Concerns raised that an existing single storey side wall has not been finished and is currently blockwork.

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 There has been contact with the applicant at the site visit to allow access to the rear of the site to assess the proposals and planning application.

9.0 ISSUES

- 9.1 The main issues to be considered in the determination of this application are:
- 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

9.2 Extensions to an existing property within its curtilage are acceptable in

principle. The application site is located within the settlement of Poulton where development is directed under Policy SP1 of the Local Plan. In principle the development is considered to be acceptable.

- 9.3 Planning permission has recently been granted for a similar proposal under planning application 20/01116/FUL for a single-storey side extension to form garage, two-storey front extension to main house, new roof with side gables and front and rear dormers. The main difference in this planning application from that previously granted planning permission is that two front dormers are larger and a two storey side extension is proposed to the eastern elevation with a garage/garden store at ground floor and bedroom above whereas in planning permission 20/01116/FUL a single storey garage was granted (this part of the proposal has already been constructed). The proposal also involves different changes to the design of windows within the front elevation of the existing dwelling from that previously approved.

Visual Impact / Design / Impact on the street scene -

- 9.4 The proposal involves significant visual alterations to the existing front and side elevations of the dwelling. The proposals include a change from hipped sides to the roof to gables and an increase in the overall height of the roof by 0.7m. Alterations to the front elevation includes a two storey central, mostly glazed, extension and removal of two ground floor bay windows. Two pitched roofed dormers are proposed that are to be built off the existing outer front wall of the dwelling.
- 9.5 To the eastern side elevation of the existing dwelling a two storey side extension with front dormer is proposed with a garage/garden store at ground floor and a bedroom above. This part of the proposal is visually prominent as it is forward from the main front elevation of the dwelling to the east however although it is positioned along the side common boundary it is stepped back from the main front elevation of the dwelling and lower than the ridge of the main dwelling to provide a more secondary appearance. Although the two storey side extension is not set in 1m from the side boundary as required in the 'Extending your home' Supplementary Planning Document (SPD) a terracing impact is not caused due to the nearest dwelling to the east being stepped back significantly.
- 9.6 The proposals are considered to be of an acceptable design with the pitched roofs being in scale and proportion to the existing dwelling. There are dwellings of different designs and styles within the row of properties along this part of Breck Road.
- 9.7 The materials with off-white colour render to external walls with the new two storey front central feature finished in split face slate blend tiles, dark-grey interlocking tiles to the roof areas/dormers (dormers to front having a small amount of white render to walls) and with dark-grey aluminium windows and door are visually acceptable materials.
- 9.8 The proposals design and use of materials are not visually detrimental to the character of the existing dwelling or street scene and comply with Policy CDMP3 of the WLP.

Impact on the residential Amenity

200 Breck Road

- 9.9 To the west of the application site is the semi-detached three storey house (200 Breck Road). Planning permission has been granted for similar works nearest no 200 Breck Road under application 20/01116/FUL however in this application a larger front dormer is proposed nearest this property than previously approved. Although larger than previously approved the front dormer is a modest size and does not have a detrimental impact on residential amenity due to the size and mass reducing light to an unacceptable level or for there to be a harmful overbearing impact.
- 9.10 It has to be established whether the proposals size and mass including an increase in the height of the front eaves and overall height would have a detrimental impact on the residential amenity for the occupiers of number 200 Breck Road. In this case on balance the proposals would not reduce light to an unacceptable level or have an overbearing impact. The proposal includes the change in the roof shape to the western elevation from a hipped roof to gable along with a longer ridge but the proposal involves works to a single storey dwelling and the rear side windows at number 200 already face the existing roof of the dwelling and the overall height increase of the roof at ridge is not significant at 0.7m higher. Where the windows are located the majority of the windows face where the roof slopes down from ridge to the rear elevation reducing the impact of loss of light and overbearing impact. No windows are proposed facing number 200. The proposals would not have a detrimental impact on residential amenity for the occupiers of 200 Breck Road.

206a Breck Road

- 9.11 To the east of the dwelling at the application site is a large detached dwelling (206a Breck Road), the proposals include changes to the roof and a new two storey side garage and bedroom extension. Planning permission for the proposals to the main dwelling have previously been approved under planning application 20/01116/FUL with the exception of the increase in the front dormers size however this is a modest increase in size to the dormer and the size and mass would not reduce light or have an overbearing impact on adjacent residential amenity.
- 9.12 The proposed two storey side extension with front dormer to the eastern elevation of the dwelling at the application site would be located forward and beyond the front elevation of 206a Breck Road. On balance the proposals would not have a detrimental impact due to loss of light. The separation distance of the proposed extension at the closest distance is 4m from the front elevation of number 206a. The property at 206a has a wide front elevation with large windows that allows sufficient light to rooms. A first floor secondary window in the eastern elevation of the two storey side extension could be obscured glazed to avoid overlooking. A first floor window in the southern elevation of the proposed two storey extension would not cause a detrimental impact from overlooking as it has an indirect view that faces number 206a and there is a drive and garage nearest the boundary at this property.
- 9.13 Although the proposed two storey side extension would not have a detrimental impact on number 206a due to loss of light, the main concern is the overbearing impact the two storey extension would have. There is a

detrimental cumulative impact from the extensions to the original dwelling and from the two storey side extension that all project beyond the main front elevation of number 206a Breck Road. The proposals include the change to a gable ended roof from a hipped roof to the existing main dwelling and formation of a gable end wall of the proposed two storey side extension along the line of the neighbouring boundary. The two storey side extension nearest to 206a has a length of 7.3m and significant height of between 3.6m and 4m to the eaves and maximum overall height of 6.8m. Due to the amount of projection beyond the main front elevation of 206a Breck Road and close proximity the proposed two storey side extension and cumulative impact from the changes to the main dwelling this would result in an overbearing impact for the occupiers of the dwelling at number 206a Breck Road. The overbearing impact would be on both the main windows to the front elevation and when the occupiers use the front garden area nearest the common side boundary. This would be contrary to Policy CDMP3 of the Wyre Local Plan and the provisions of the Extending your Home SPD.

Breck Holiday Home caravan site

- 9.14 Due to the substantial separation distance of over 30m there is no a detrimental impact on any residential amenity to the rear of the subject property on the occupants.

Impact on Highway / Parking

- 9.15 The drawings indicate three off street car parking spaces to the front of the dwelling which is sufficient car parking provision for a five bedroom dwelling within the sustainable location of the site. The proposals would not have a detrimental impact on highway safety.

Flood Risk

- 9.6 The application site is located in an area with a high risk of flooding (Flood Zone 3) as shown on the Environment Agency flood maps. An adequate flood risk assessment has been submitted with the planning application.

10.0 CONCLUSION

- 10.1 The proposed development is considered to be acceptable with regard to loss of light, design and appearance which is not visually detrimental to the character of the dwelling or the wider street scene. However the two storey side extension would have a harmful detrimental impact on the residential amenity of neighbouring property at 206a Breck Road as there would be a significant and unacceptable overbearing impact for the occupiers, in particular on the habitable rooms to the front of the property 206a Breck Road and when viewed from within the front garden and side driveway of 206a Breck Road. As a consequence the proposal is contrary to the National Planning Policy Framework, Policy CDMP3 of the WLP and the SPD "Extending Your Home".

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 Refuse

Recommendation: Refuse

1. The two storey side extension to the eastern elevation of the subject property would be in close proximity to the eastern boundary adjacent to number 206a Breck Road. Given the excessive projection of the proposal beyond the front elevation and the overall resulting height, bulk and massing of the two storey side extension it would result in a harmful and detrimental overbearing impact on residential amenity. In particular the habitable rooms to the front of the property and the adjacent front garden area. As a consequence the proposal would have an unacceptable and harmful impact on residential amenity contrary with the provisions of Policy CDMP3 of the Wyre Local Plan, the Extending your Home Supplementary Planning Document and the provisions of the National Planning Policy Framework.