

**Committee Report****Date: 04.10.2023**

<b>Item Number</b>	<b>04</b>
<b>Application Number</b>	<b>23/00679/FUL</b>
<b>Proposal</b>	<b>Proposed single-storey side extension to form garage, two-storey front extension to main house. Alterations to all roofs with the formation of front facing dormers (re-submission of planning application 23/00392/FUL)</b>
<b>Location</b>	<b>206 Breck Road Poulton-Le-Fylde Lancashire FY6 7JZ</b>
<b>Applicant</b>	<b>Mr And Mrs K Young</b>
<b>Correspondence Address</b>	<b>c/o Mr Jonathan Abbott-Hull 15 Alpic Drive Blackpool Lancashire FY5 1QB</b>
<b>Recommendation</b>	<b>Permit</b>

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

Site Notice Date: 08.08.23

**1.0 INTRODUCTION**

- 1.1 This planning application is presented before the Planning Committee as it is a re-submission of application 23/00392/FUL which was determined by members at the 5th July 2023 committee meeting. The application is also to be presented before the Planning Committee at the request of Cllr Le Marinel citing concerns in relation to the impacts on residential amenity.

**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 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 seeks consent for a proposed single-storey side extension to form garage, two-storey front extension to main house, alterations to all roofs with the formation of front facing dormers. This application is a re-submission of planning application 23/00392/FUL which was refused by the Planning Committee due to a proposed two storey side

extension to the eastern elevation of the dwelling resulting in a harmful and detrimental overbearing impact on residential amenity for the occupiers of the adjacent dwelling at 206a Breck Road.

- 3.2 This application's main difference from the previous refused planning application 23/00392/FUL is the formation of a single storey side extension with pitched roof to the eastern elevation rather than a gable ended two storey side extension and changes to window openings to the eastern elevation and windows in the front dormers.
- 3.3 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 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 single storey extension is proposed with a pitched roof, this single storey side extension is to form a garage/garden store extension.

#### **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
- 4.7 23/00392/FUL - 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. - Refused for the following reason:-

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.

## **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 2023**

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 5th September 2023. 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 2023 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 6 Dormers and Roof Extensions

Design Note 8 Front Extensions

## **6.0 CONSULTATION RESPONSES**

6.1 None Required

## **7.0 REPRESENTATIONS**

7.1 No observations or objections have been received at the time of compiling this report

## **8.0 CONTACTS WITH APPLICANT/AGENT**

8.1 There has been contact with the applicant at the site visit.

## **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 (works have commenced under this permission) 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 is that two front dormers are larger, the roof over the single storey side extension has changed and window openings have changed. The footprint of the side extension as previously approved application 20/01116/FUL remains the same in this application along with the overall maximum height however a small part of the lean to roof has been extended.

### 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 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 single storey side extension to forms a garage/garden store is proposed. 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 is low level which provides a more secondary appearance. Although the single 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 WLP31.

#### 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 single storey side garage/store nearest 206a Breck Road. 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 and a small area of lean to roof over the single storey side extension has been increased in length however these are modest increases and the size and mass would not reduce light or have an overbearing impact on adjacent residential amenity.

- 9.12 The proposed single storey side extension to the eastern elevation of the dwelling at the application site would be located forward and beyond the front elevation of 206a Breck Road. Planning permission has already been granted for a single storey side extension under planning consent 20/01116/FUL with the same footprint along with the maximum roof height however a small part of the lean to roof has been extended nearer and towards the main front elevation of 206 Breck Road. The changes to the single storey side extension are modest over that previously granted.
- 9.13 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 main dwelling could be obscured glazed to avoid overlooking. A first floor window in the southern/rear elevation of the proposed rear dormer 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.
- 9.14 Given the proposals to the eastern elevation all project beyond the main front elevation of number 206a Breck Road, impacts due to overbearing, the cumulative impact to main windows to the front elevation of 206a Breck Road, and use of the front garden area nearest the common side boundary all need to be considered . The proposals include the change to a gable ended roof from a hipped roof to the existing main dwelling and formation of a single storey side extension. Planning permission has previously been approved and commenced for the formation of the gable end to the main dwelling and a single storey side extension with the same footprint under application 20/01116/FUL. The previous refused gable ended two storey side extension to the eastern elevation has been removed from the proposals, this is now a lower single storey and the footprint has previously been approved however an additional small amount of extended lean to roof area is proposed in this application, this is a small modest change from previously approved. There would not be a detrimental impact from the proposals due to loss of light or an overbearing impact on 206a Breck Road.
- 9.15 The proposals comply with Policy CDMP3 of the Wyre Local Plan and the provisions of the Extending your Home SPD.

#### Breck Holiday Home caravan site

- 9.16 Due to the substantial separation distance of over 30m there is not a detrimental impact on any residential amenity to the rear of the subject property on the occupants.

#### Impact on Highway / Parking

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

## Flood Risk

- 9.18 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, overbearing impact, design and appearance which is not visually detrimental to the character of the dwelling or the wider street scene. The proposals comply with planning policy, the National Planning Policy Framework, Policy CDMP3 of the WLP and the SPD Extending Your Home and is therefore recommended for approval subject 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 06.07.2023 including the following plans/documents:

- Location plan 23050 LOC received on 06.07.23
- Proposed site plan 23050\_11S received on 06.07.23
- Revised proposed plans and elevation drawing 23050\_110 REV D received on 15.08.23.

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 23050\_10 Rev D 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. Prior to the first occupation or use of the development hereby approved, the first floor windows in the eastern 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).