

**Item Number** 02

**Application Number** 18/00727/FUL

**Proposal** Two storey front and rear extensions and widening of existing garage.

**Location** 32 Rossall Promenade Thornton Cleveleys Lancashire FY5 1LP

**Applicant** Mrs King

**Correspondence Address** c/o Homeplan Designs  
FAO Mr Chris Sinkinson 49 East Beach Lytham St Annes  
Lancashire FY8 5EY

**Recommendation** Permit

## **REPORT OF THE HEAD OF PLANNING SERVICES**

**CASE OFFICER - Mrs Charlotte Parkinson**

### **1.0 INTRODUCTION**

1.1 The application is before Members at the request of Councillor Fail.

### **2.0 SITE DESCRIPTION AND LOCATION**

2.1 The application site is a two storey mid terraced, sea front property with a flat roof design located on the east side of Rossall Promenade in Cleveleys and is constructed of red brick and render. The surrounding area to the north and south is characterised by properties of the same design with staggered front and rear elevations with balconies to the front and rear.

2.2 To the front of the property is an area of hardstanding currently serving as front garden and there is a low 1m high brick wall to the southern boundary. The majority of the properties within the row have a brick wall (approximately 1.6m high) along the western boundary adjacent the highway. There is a pedestrian footpath beyond the highway wall which is also a designated Public Right of Way (PROW FP10) providing access to the front of the properties. To the rear of the dwelling is an access road providing vehicular access to the property where there is a single parking space and detached flat roof garage.

2.3 The site is unallocated land within the Adopted Local Plan and the Emerging Local Plan and is located within Flood Zone 2. There are no other designations or constraints which affect the site.

### **3.0 THE PROPOSAL**

3.1 The application seeks consent for 3 separate elements. A two storey front extension with balcony and rear two storey extension with balcony along with the widening of the existing garage.

3.2 The front extension is part ground floor part first floor. The ground floor part will project 2.14m from the original front elevation, the first floor part will extend 1.24m. The remaining 900mm will provide a balcony with 1m high balustrade.

3.3 The two storey rear extension is part ground and part first floor. The ground floor extension is shown to project 3m from the original rear wall with a 1.24m first floor projection above. The remaining 1.76m will provide a balcony with 1m high balustrade.

### **4.0 RELEVANT PLANNING HISTORY**

4.1 No planning history found.

### **5.0 PLANNING POLICY**

#### **5.1 ADOPTED WYRE BOROUGH LOCAL PLAN 1999 (SAVED POLICIES)**

5.1.1 The Wyre Borough Local Plan was adopted on the 5th July 1999. The saved Local Plan forms part of the development plan for the district. Due weight should be given to relevant policies according to their degree of consistency with the Emerging Local Plan and the National Planning Policy Framework (NPPF).

5.1.2 The following policies are considered to be of relevance to the determination of this application:

- SP14 Standards of Design and Amenity
- H4 Alterations and Extensions to residential properties.
- ENV13 Development and Flood Risk

#### **5.2 EMERGING WYRE LOCAL PLAN**

5.2.1 The Council is in the process of preparing a new Wyre Local Plan. Following public consultation on the 'Publication' draft Wyre Local Plan (2011 -2031), the Council submitted the draft Local Plan with minor amendments to the Government for examination on the 23rd January 2018. The Inspector appointed to carry out the examination held a series of hearing sessions in May into the Local Plan, which included consideration of proposed modifications submitted by the Council prior to and during the hearing sessions. The Inspector issued a Post Hearing Advice note to the Council in July which provides a clear direction on key issues arising from the examination and further main modifications that are required to make the Wyre Local Plan sound. The Council published its initial response to the Inspector's note on the 30th July 2018, which sets out how it will be making the necessary amendments required by the Inspector. The proposed Main Modifications (MM) to the 'Publication' draft Wyre Local Plan were considered by Full Council on 6th September and approved for public consultation for six weeks, commencing on the 12th September. Although the draft Local Plan as proposed to be modified does not have the full weight of an adopted Local Plan, it has reached an advanced post hearing stage in the local plan process and is supported by a comprehensive and robust evidence base. Development plan policies contained within the draft Local Plan as proposed to be amended in response to the Inspector's Post Hearing Advice will therefore be given increased weight in determining planning applications

depending on the particular circumstances of the case and the extent of any unresolved issues.

5.2.2 Where policies in the new Wyre Local Plan are consistent with the 2012 NPPF, then the (revised) NPPF published in 2018 allows for increased weight to be given to them. Those development plan policies with no unresolved issues will be given significant weight. Alongside these, the policies in the 2018 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

5.2.3 The following policies contained within the draft Local Plan are of most relevance:

- CDMP 2 Flood Risk and Surface Water Flooding
- CDMP 3 Design.
- CDMP 4 Environmental Assets
- CDMP 6 Accessibility and Assets

### 5.3 NATIONAL PLANNING POLICY FRAMEWORK

5.3.1 The National Planning Policy Framework (NPPF) was published by the Government on the 24th July 2018. 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). For decision-taking, this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless : i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposal; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.3.2 The following sections / policies set out within the NPPF are relevant to the determination of this application:

Section 12 Achieving Well Designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change.

### 5.4 WYRE SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 Supplementary Planning Document - Extending Your Home

- Design Note 1 General Principles.
- Design Note 4 Single Storey Rear Extensions
- Design Note 5 First Floor Rear Extensions.
- Design Note 8 Front Extensions.

## 6.0 CONSULTATION RESPONSES

6.1 LCC (HIGHWAYS): No objections - the widening of the garage will enable the garage to count as a parking space.

## **7.0 REPRESENTATIONS**

7.1 At the time of compiling this report 2 letters of support for the proposal have been received (with no details or reasons provided) and 2 letters of objection have been received. The primary reasons for objection are:

- Enclosing impact of first floor and ground floor extension
- Rear ground floor extension would restrict light
- Remaining parking space after proposed widening of garage not large enough to park a car

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

8.1 Revised plans were requested to address the concerns of officers in relation to overlooking and loss of privacy. An extension of time has been agreed until the 8th November 2018.

## **9.0 ISSUES**

9.1 The key issues to consider in this application are:

- Principle of Development
- Visual impact, design and impact upon the streetscene
- Impact upon residential amenity
- Highway impacts
- Flood Risk.

Principle of development

9.2 The houses along this section of Rossall Promenade were designed in a particular style with a flat roof design and an "upside down" internal layout, bedrooms are at ground floor and living and kitchen space at first floor to enable view of the sea to the west. There are a number of properties along this section of Rossall Promenade which have been extended with ground floor and first floor extensions, the majority of which have front and rear balconies. The principle of extending to the front and rear of the building is considered to be generally in keeping with the character and context of the existing building and that of the surrounding area.

Visual Impact / Design / Impact on the street scene

9.3 The application property is sited in a terraced block of 8 houses with staggered frontages and rear elevations. The proposed front extension would maintain the irregular frontage and would have a forwards projection of 2.14m with balcony above. This is considered to be sympathetically proportioned and would not be overly dominant in the street scene where front extensions and balconies are a common feature.

9.4 The ground levels drop substantially at the rear to the rear access road which provides vehicular access to the property. The proposed rear extension will have a rearwards projection of 3m with 1.76m afforded to the balcony area and will be visible from the rear gardens of the properties on Green Drive. As the rear elevations are staggered the proposed rear extension would not be considered to be overly dominant and would respect the general scale, character and proportions of the property and those in the same block, most of which have rear extensions with balconies.

9.5 The widening of the existing garage by 1m would retain the existing flat roof design and would have no detrimental impact on the character of the area. The materials proposed for the front and rear extensions are to be rendered along with the rest of the property which is considered acceptable. Each element of the proposed development is considered to be of an acceptable design and would not result in any adverse impacts upon the character of the street scene and would comply with the provisions of Saved Policy SP14, policy CDMP3 of the Emerging Local Plan and the Council's Supplementary Planning Document for front extensions.

#### Impact on residential Amenity

9.6 The proposed front extension will extend 2.14m from the original front elevation. Due to the staggered frontages the neighbour at No.33 has a front elevation approximately 1.2m forward of the application site therefore the first floor part of the front extension will be level with their front elevation and only the balcony part will extend 900mm forward. No 33 has a lounge window at first floor approximately 800mm from the boundary and the balcony could therefore allow direct overlooking into the neighbours lounge. A 1.8m high privacy screen with obscure glazing is proposed as a revision on this north facing boundary which would address this issue and prevent direct overlooking. This is to be conditioned accordingly.

9.7 The neighbour at no 31 has a first floor porch with balcony above which extends across part of the front elevation. This porch and first floor balcony is level with the existing front elevation of the application property. The proposed front extension will increase the forwards projection taking the ground floor extension with balcony above to 2.14m, with the lounge window of no 31 being set back 3.4m. Overlooking would be less of an issue due to the oblique angle and presence of the first floor balcony at No.31. However, the proposed 1.8m privacy screen as a revision on the south facing (side) elevation of the proposed balcony would prevent this.

9.8 It is acknowledged that the front elevation of No.31 is enclosed to the south by the first floor front extensions of No.30 which reduces sunlight in the afternoon. Concerns have been raised that the proposed front extension would enclose No.31 further and reduce light. The proposed extension would extend 1.24m further forward at first floor level which would have a greater impact in terms of outlook from the lounge window and balcony of No.31, however, the outlook from the lounge would be partly obscured by their own balcony. The proposal would not reduce sunlight to the lounge window due its position north. Furthermore, the proposed glass balcony would allow light through therefore overshadowing would be reduced. Whilst it is acknowledged that there will be some impact on outlook to No.31 it would not be so sufficiently detrimental to their residential amenity to warrant refusal of planning consent.

9.9 The proposed rear extension would not project beyond the existing ground floor extension with balcony above at No.31. The bulk and mass of the proposal would not therefore have an overbearing impact or reduce light to an unacceptable level. No. 33 has not been extended at the rear and their rear elevation is set back from the rear elevation of the application property by approximately 1.2m. The proposed rear extension will have a first floor projection on the boundary with No.33 of 1.24m making a total first floor projection of 2.44m. The overall ground floor projection on the boundary would be 4.2m. The Council's Extending Your Home SPD states that first floor extensions on the boundary shall not project by more than 1.5 metres from the first floor rear wall of the adjoining neighbouring property. For ground floor extensions this distance is 3 metres. In this case the recommended distances would be exceeded by 1m at first floor and 1.2m at ground floor, however given the traditional staggered pattern of rear elevations, the outlook afforded at the back assisted by higher ground levels and the fact that No. 33 is located north of the application property

therefore there would not be an unacceptable reduction in sunlight or overshadowing, this additional increase is not considered to result in an unacceptable impact sufficient to refuse the application.

9.10 The balcony would provide direct overlooking into the rear garden area of No.33 as such revised plans have been provided showing a 1.8m high obscure glazed privacy screen along the north and south boundaries, which can be conditioned accordingly.

9.11 The dwellings to the east/rear are at a lower land level than the application site. There is a separation distance of 16.5m from the balcony to the rear boundary of these properties with an access road between. This distance is considered sufficient to not cause overlooking and therefore would not have a detrimental impact on the occupiers' residential amenity.

#### Impact on Highway / Parking

9.12 There is presently space for parking one car at the rear in addition to the existing garage. The widening of the garage would result in internal dimensions of the garage being increased to 3.2m x 5.5m Lancashire County Council have confirmed that this would enable the garage to count as one parking space. The existing parking space on the drive would remain albeit narrower. There would be no material change in overall parking provision on the site as a result of the development.

#### Flood Risk

9.13 The application site is located in Flood Zone 2. A Flood Risk Assessment has been provided which states that the proposed extensions will be no lower than the existing premises and that flood proofing measures will be incorporated as appropriate. This is in line with the Environment Agency's Standing Advice for householder developments. The development is not considered to be at high risk of flooding or result in the increase of flood risk elsewhere within the vicinity.

### **10.0 CONCLUSION**

10.1 Extensions and balconies are common features within this row of art deco style properties which make up Rossall Promenade. The extensions and alterations proposed in this application are considered to be in keeping with the character of the property and that of the row of dwellings. The concerns raised by neighbouring residents have been considered and fully assessed, however, subject to a condition requiring the 1.8m high obscure glazed privacy screens to be installed prior to the first use or occupation of the extensions, the proposal is considered to comply with Saved Policies H4 and SP14 of the Adopted Wyre Local Plan and Policy CDMP 3 of the Emerging Local Plan. All other issues have been assessed as being acceptable.

### **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 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 25.7.18 including the following plans/documents:

- Proposed Elevations and Flood Plans Dwg No HP/2544B PL/18/05.1 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 using those materials specified on the approved plan

Reason: To safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

4. Prior to the first occupation or use of the extensions hereby approved, obscured glazing shall be installed in the north and south side elevations of the front and rear balconies at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured) and maintained and retained thereafter. Any subsequent repaired or replacement glazing shall be fitted with obscure glass to the same level of obscurity.

Reason: To safeguard the privacy of adjoining residents and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).