

**Committee Report****Date: 06.02.19**

<b>Item Number</b>	<b>05</b>
<b>Application Number</b>	<b>18/01094/FUL</b>
<b>Proposal</b>	<b>Two storey front and side extensions with front dormer</b>
<b>Location</b>	<b>Far End Holmefield Avenue Thornton Cleveleys Lancashire FY5 2QP</b>
<b>Applicant</b>	<b>Mr Thomas Eaves</b>
<b>Correspondence Address</b>	<b>c/o Newman 34 Caryl Road Lytham St. Annes FY8 2QB</b>
<b>Recommendation</b>	<b>Permit</b>

**REPORT OF THE HEAD OF PLANNING SERVICES****CASE OFFICER - Mrs Charlotte Parkinson****1.0 INTRODUCTION**

1.1 This application is before Members at the request of Cllr Ormrod. A site visit is recommended to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

**2.0 SITE DESCRIPTION AND LOCATION**

2.1 The application site is a two storey detached property located at the western end of Holmefield Avenue which is a cul-de-sac. The property has a pitched roof with gable front and is constructed from red brick and render with brown roof tiles. There is a pitched roof dormer clad in matching roof tiles on the east facing roof elevation and a detached garage in the rear garden.

2.2 The property is set in a generous garden curtilage enclosed by a 2m high rendered wall on the eastern boundary, a 2m high red brick wall with pillars and railings on the southern boundary and the remaining boundaries being enclosed by timber fencing approximately 1.6m high.

2.3 Vehicular access is taken from Holmefield Avenue. The surrounding area of Holmefield Avenue comprises large detached residential properties which vary in style and design.

**3.0 THE PROPOSAL**

3.1 The proposal seeks planning permission for a two storey front and side extension on the eastern and southern elevation of the property. The proposed extension will have a pitched roof which will be 4.3m to the eaves and 6.5m to the ridge and will measure 7.5m length and 2.9m width. It would be set in from the boundary with the neighbour at Red Trees by 1m. In the east facing elevation there

would be 3 first floor obscure windows measuring 0.5m x 1.3m and at ground floor there would be a further 3 windows measuring 0.5m x 2m. On the southern elevation there will be a window at first floor and ground floor both of which will be encased in sandstone cill, lintels and mullions to match the existing windows.

3.2 A further two storey front extension is proposed in the central southern elevation. This will have a pitched roof which will be 4.3m to the eaves and 6.5m to the ridge and will extend forward of the original front wall 0.6m and measure 2.9m width. A pitched roof front dormer is also proposed sitting between these two proposed extensions.

3.3 The extensions will provide for an enlarged living room/lounge at ground floor level and an enlarged bedroom at first floor. It does not create additional bedrooms.

3.4 The proposed materials to be used are textured red faced brick and painted render to match the existing dwelling and brown roof tiles.

#### **4.0 RELEVANT PLANNING HISTORY**

- - 06/00342/FUL Two storey rear extension first floor side extension - Approved
- - 07/00754/FUL Two storey rear extension, first floor side extension - Approved.

#### **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:

SP 14 Standards of Design and Amenity

H4 Alterations and Extensions to Residential Properties.

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

5.2.1 The Council has prepared 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 1 Environmental Protection
- CDMP 2 Flood Risk and Surface Water Management
- CDMP 3 Design

### 5.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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).

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

2 Achieving sustainable development

12 Achieving well designed places.

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 3 First Floor Side Extensions

Design Note 6 Dormers

Design Note 8 Front Extensions (including large porches)

## 6.0 CONSULTATION RESPONSES

6.1 none

## 7.0 REPRESENTATIONS

7.1 Two letters of objection have been received.

7.1.1 One letter requested the application be considered at Committee (Neighbour advised request must come from Ward Councillor).

7.1.2 The objections raised in the second letter relate to the following matters:

- Three large trees within 3 m of the proposed extension
- Current parking issues will be exacerbated
- The proposed extension will block light /restrict outlook
- Cumulative impact of previously approved extensions and the proposed is considered to be disproportionate to the dwelling.

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

8.1 Email to agent 23.11.18 to inform that application had been requested to go to Committee. Email to agent 11.1.19 requesting Flood Risk Assessment and Extension of time. Extension of time agreed 12.2.19.

## **9.0 ISSUES**

9.1 The main issues in this application are as follows:

- Principle of development
- Visual impact / design / impact on the street scene
- Impact on residential Amenity
- Impact on highway / parking
- Flood risk
- Ecology / trees

Principle of Development

9.2 The extension of a residential property within its residential curtilage is acceptable in principle subject to design and impact on amenity and other material considerations.

Visual impact/design/ impact on the street scene.

9.3 The application site is located in the North West corner of Holmefield Avenue, this part of Holmefield Avenue is a cul-de-sac. The proposed extension would be off set from the main street view.

9.4 The existing property is 'L' shaped with part of the front elevation stepped back 5.2m from the main front wall. The bulk and mass of the proposed extension in the south eastern corner of the property would infill this area resulting in a 2m two storey forward projection from the existing building line. The other proposed extension in the centre of the front elevation would have a lesser projection of 0.6m. Both extensions would be set off the original ridge line but would remain subservient and proportionate to the existing property, each with a pitched roof which would mirror the original pitch roof of the front elevation and provide symmetry to the design. The front dormer is a modest addition on the front roof slope in between the two proposed extensions

9.5 The use of textured red faced brick and render to match the existing front elevation and roof tiles to match the existing roof are considered acceptable.

9.6 Surrounding properties are two storey with individual design characteristics therefore the proposal is not considered to be detrimental to the character of the host

property or the surrounding area. The design and visual impact accords with saved policy SP14, policy CDMP3 of the emerging local plan and the Council's Supplementary Planning Guidance.

#### Impact on residential amenity

9.7 The side elevation of the proposed extension in the south eastern corner of the property facing Red Trees would be 7.8m long, 4.3m to the eaves and 6.5m to the ridge. It will be set in from the boundary by 1m. Approximately 2m of the 7.8m length will project beyond the main front wall of the existing property and beyond the front elevation of the neighbouring property to the east at Red Trees. Red Trees has a lounge window at ground floor and bedroom window at first floor in the closest part of the front elevation. These windows provide a view south with the proposed extension being located west, therefore whilst it is acknowledged that there will be a small reduction of daylight /sunlight later in the day, the modest projection and remaining outlook means this would not be considered to be unacceptable. This proposed extension in the south eastern corner of the property would screen the other proposed extension in the central front elevation and the front dormer from Red Trees.

9.8 There are 6 windows in the east facing elevation of the proposal, 3 at first floor and 3 at ground floor. The first floor windows are shown on the proposed elevation as obscure glazed. There are two windows in the first floor of the western side elevation of Red Trees which both serve bathrooms and are obscure glazed. The proposed obscure glazing to the first floor windows and 1.8m high wall forming the boundary between the application site and Red Trees would prevent overlooking and protect privacy. A condition can be added to require the first floor windows in this elevation to be provided and retained.

9.9 Two new windows are proposed in the existing east facing elevation, one at ground floor and one at first floor. The first floor window is proposed to serve a bedroom and therefore it is not considered appropriate to require this as obscure glazed. These windows will both face the western elevation of Red Trees which is blank except for the two small obscure glazed windows at first floor serving bathrooms. There would not therefore be any adverse overlooking or unacceptable loss of privacy.

#### Impact on highway / parking

9.10 There would be no loss of the existing off street parking spaces at the site and the existing vehicular access would be unaffected, therefore there would be no impact on highway safety.

#### Flood risk

9.11 The application site is located in Flood Zone 3. A Flood Risk Assessment has been submitted stating that proposed floor levels will be no lower than existing floor levels and flood protection measures will be incorporated into the build in accordance with Environment Agency guidelines. This mitigation is considered acceptable and in line with Environment Agency Standing Advice for householder developments. An informative can be added to further advise re flood proof measures.

#### Ecology / trees

9.12 There are several large conifer trees currently located in the location of the proposed extension which will be removed. These trees are not protected under a Tree Preservation Order and offer low amenity value therefore there would be no objection to their removal. A condition can be added about no removal of trees during the bird nesting season.

## **10.0 CONCLUSION**

10.1 The design and location of the proposed two storey front and side extensions in the street scene are not considered to be visually detrimental. The concerns raised by neighbours have been fully assessed and it not considered that the proposal would have a detrimental impact on neighbouring amenity sufficient to refuse this application. The proposal would comply with Adopted Local Plan Policies SP14 and H4 and Policy CDMP3 of the Emerging Local Plan. Other issues have been assessed and are considered acceptable subject to 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 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 15.11.18 including the following plans/documents:

- Existing and Proposed Elevations and Site Plan Drawing No 0018-065-01 (including Flood Risk Assessment contained on the plan)

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 (ref: Existing and Proposed Elevations and Site Plan Drawing No 0018/065-01).

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 development hereby approved, the first floor windows in the east facing elevation of the proposed extension 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 windows (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 SP14 of the Adopted Wyre Borough Local Plan (July 1999).

5. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework (March 2012).

**Notes: -**

1. The site falls in Flood Zone 3. It is therefore recommended that flood proofing measures are considered by the applicant and incorporated into the development where appropriate.

Further details are available on the GOV.UK website:-

- Improving the flood performance of new buildings: flood resilient construction (<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>)

- Prepare your property for flooding (<https://www.gov.uk/government/publications/prepare-your-property-for-flooding>)

Further Preparing for Floods guidance is also available on the Planning Portal website at

<http://www.planningportal.gov.uk/buildingregulations/goodpractice/preparingforfloods>