

APPLICATION REPORT – 22/00131/FULHH

Validation Date: 4 February 2022

Ward: Chorley North West

Type of Application: Householder Application

Proposal: Part two storey/part single storey side/rear extension (following demolition of garage) and elevational alterations

Location: 35 Warton Place Chorley PR7 2RQ

Case Officer: Chris Smith

Applicant: Mr & Mrs Ratcliffe

Agent: Mr Alex Karanikolas

Consultation expiry: 8 March 2022

Decision due by: 27 May 2022

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.

SITE DESCRIPTION

2. The application site is located in the settlement area of Chorley on the eastern side of the residential cul-de-sac Warton Place. The existing property is a semi-detached dwelling of simple modern appearance with front and rear gardens, set within an open plan estate of suburban residential character.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application seeks planning permission for a part two storey/part single storey side/rear along with elevational alterations including the application of render to the front elevation of the existing property and the insertion of a new rear first floor window to the rear elevation.
4. Planning permission is also sought for the demolition of a detached garage located to the rear side of the existing property.
5. Amended plans were sought and have been received. The original scheme would have conflicted with the guidance set out in the Council's Householder Design Guidance SPD, which states that two storey rear extensions should not project beyond a '45-degree' guideline drawn from the near edge of the closest ground floor habitable room on an adjoining/affected property. The width of the first floor rear element of the proposed extension has been reduced, whilst the depth of the ground floor has been reduced so that the extension complies with this guidance.

REPRESENTATIONS

6. 2no. representations have been received citing the following grounds of objection:

- The proposed development would be contrary to the Council's Householder Design Guidance SPD which states that side extensions should be subservient and must avoid upsetting the balance between neighbours and should be set back from the front elevation of the existing property and set down from the ridge.
- Rear part of the extension would project beyond a 45-degree line drawn on plan from the near edge of the ground floor rear facing window to a habitable room in the neighbouring property 37 Warton Place.
- Overbearing impacts.
- Loss of light.
- Loss of outlook.
- Surface water run-off, drainage, and flooding.
- Asbestos.
- There is no precedent for this style of extension in the immediate locality.

CONSULTATIONS

7. N/A

PLANNING CONSIDERATIONS

Design and impact on the dwelling and streetscene

8. *Policy HS5 of the Chorley Local Plan 2012 – 2026 stipulates that permission will be granted for the extension of dwellings provided that the proposed extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled.*
9. *The Householder Design Guidance SPD requires that extensions are subservient to the existing dwelling and respect the scale, character, proportions of the existing dwelling and surrounding area. In particular, it states that in order to avoid terracing, side extensions should leave a reasonable gap (at least 1m) between an extension and the boundary with the adjacent property, or incorporate in some circumstances a substantial set back from the front elevation which creates a clear visual break between properties.*
10. The proposed extension would be in line with the front elevation of the existing property and it would also match the existing ridge height, whilst it would be of modest width. It is considered that this would represent a continuation of the style, form and design of the existing property, which would not appear out of place within the residential context of the immediate locality where a variety of property types are evident including detached properties, semi-detached properties and a number of properties that exhibit various extensions and alterations.
11. Whilst the proposed extension would be visible within the streetscene, it would be set back from the adjacent public highway by approximately 7.5m and would not appear as an unduly prominent or noticeably incongruous feature from the public vantage points located there, particularly given the modest width and matching form.
12. There would be a gap of approximately 0.9m between the extension and the common boundary with the neighbouring property to the north at no. 33 Warton Place and a gap of approximately 3.2m to the property itself. This would prevent the emergence of a resultant terracing effect. The rear element of the extension would be screened from public vantage points by the existing property.
13. Proposed elevational alterations would involve the application of render to the front elevation of the existing property. It is not considered that this would appear out of place within the context of the immediate locality where the existing property and neighbouring properties are already part rendered. Notwithstanding this planning permission is not required for this element of the development.

14. Overall it is considered that the proposed development would have no unacceptable impact on the character of the area and complies with Policy HS5 of the Chorley Local Plan 2012 – 2026 and the Householder Design Guidance SPD.

Impact on the amenity of neighbouring occupiers

15. *Policy HS5 of the Chorley Local Plan 2012 – 2026 states that there should be no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.*
16. *The Householder Design Guidance SPD seeks to ensure that property extensions have a satisfactory relationship with existing neighbouring buildings, do not have overbearing impacts on adjacent properties and amenity areas and do not lead to the excessive loss of daylight or overshadowing of habitable rooms and amenity spaces of adjacent properties. Furthermore, it asserts that extensions should be located, and windows orientated, to prevent direct overlooking of habitable rooms or private amenity space that belongs to nearby properties. In particular, it states that single storey rear extensions should not project more than 3m beyond a 45-degree line drawn from the near edge of any ground floor rear facing window to a habitable room in a neighbouring house. Where the extension has more than one storey, it must be a minimum 7 metres away from any boundary of its curtilage which is opposite the rear wall of the house being enlarged.*
17. *It also states that two storey rear extensions should not project beyond a 45-degree line drawn from the near edge of the closest ground floor rear facing window to a habitable room in a neighbouring house.*
18. It is acknowledged that the proposed extension would be located to the south of the neighbouring property no. 33 Warton Place and that there is a land level difference between the application site and this property (the driveway of the application property is approximately 0.3m higher than the neighbouring property). It is also noted that there are several windows within the side elevation of the neighbouring property. At first floor there is an obscurely glazed landing window. At ground floor there is a kitchen window that is an addition rather than a standard original feature and is not typical of neighbouring properties in the immediate locality.
19. Whilst there would be some light loss as a result of the proposed development, the relationship between the two properties is such that existing light levels are already compromised as a result of the juxtaposition between the two properties given that the window to the kitchen already faces the gable end of the application property. As such any additional light loss caused by the proposed development would be relatively limited and is not considered to be so severe as to warrant refusal of the application. In addition, any additional impact on outlook would be minimal given that the kitchen window already faces directly towards the side elevation of the application property.
20. The two storey rear element of the extension would not project beyond a 45-degree line drawn from the near edge of any ground floor rear facing window to a habitable room in either of the neighbouring properties at nos. 33 and 37 Warton Place and the single storey rear element would not project more than 3 metres beyond this guideline.
21. There would be a window at first floor level within the side (north) elevation of the extension. However, this would serve an en-suite bathroom and would be obscurely glazed. There would also be a Juliet balcony at first floor level within the rear elevation and a new replacement window be installed in this elevation. However, these windows would be approximately 44m away from the rear site boundary, and result in standard relationship between adjacent properties.
22. On the basis of the above it is not considered that there would be any unacceptably adverse impact on the amenity of neighbouring occupiers and that the proposed development complies with Policy HS5 of the Chorley Local Plan 2012 – 2026 and the Householder Design Guidance SPD.

Highway safety

23. *Policy HS5 of the Chorley Local Plan 2012 – 2026 states that permission will be granted provided that the proposal does not have an unacceptable adverse effect on highway safety and policy ST4 of the Chorley Local Plan 2012-2026 and its associated appendix sets out parking standards based on bedroom numbers of a property.*
24. *The Householder Design Guidance SPD states that off-street parking should be provided at a ratio of 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property, including garages. It also states that car parking spaces occupy a space of 2.5 metres by 5.5 metres but spaces in front of a garage should be 2.5 metres by 6 metres to allow for opening/closing doors and if a garage is to be classified as a parking space the size must be 6m by 3m.*
25. The resultant dwelling would contain 3no. bedrooms and the site would provide off road parking spaces for 2no. cars. This is in accordance with the Householder Design Guidance SPD.

Other matters

26. A representation has been received objecting to the proposed development on the basis that the application property contains asbestos. However, this is not a material planning consideration that can be considered when assessing the application as this would be dealt with under other legislation. The representation also states that there would be an increase in surface water run-off, which could increase the risk of flooding. However, the extension would be built on an existing area of hardstanding and it is not considered, therefore, that there would be any overall difference with regards to surface water run-off rates.

CONCLUSION

27. The proposed development would not have an unacceptable adverse impact on the character and appearance of the existing dwelling or the surrounding area, nor would it cause any significant harm to the amenity of neighbouring residents or result in any adverse highway safety impacts. It is, therefore, considered that the development accords with policy HS5 of the Chorley Local Plan 2012 – 2026 and the Householder Design Guidance SPD. Consequently, it is recommended that the application is approved.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

RELEVANT HISTORY OF THE SITE

Ref: 74/00562/FUL **Decision:** PERFPF **Decision Date:** 28 August 1974
Description: Garage

Suggested Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

3. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan	0100031673	4 February 2022
Proposed Ground + First Floor Plans	ratcliffe/03 A	4 April 2022
Proposed Elevations	ratcliffe/04 A	4 April 2022

Reason: For the avoidance of doubt and in the interests of proper planning.

4. The flat roof of the single storey part of the extension as shown on plan ref. ratcliffe/03 rev.A shall not be used as a balcony.

Reason: To protect the amenities and privacy of the adjoining property.