

APPLICATION REPORT – 23/00262/FULHH

Validation Date: 22 March 2023

Ward: Buckshaw And Whittle

Type of Application: Householder Application

Proposal: Single storey rear extension, new dormer to rear elevation and detached double garage (following the demolition of existing shed)

Location: 191 Chorley Old Road Whittle-Le-Woods Chorley PR6 7NB

Case Officer: Simon Lems

Applicant: Mr Terence Trelfa

Agent: Mr Terence Trelfa

Consultation expiry: 26 April 2023

Decision due by: 26 May 2023 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.
2. This application is being brought to committee for determination as it has been requested by the Ward Councillor.

SITE DESCRIPTION

3. The application site is located within the settlement area of Whittle-le-Woods, on the western side of Chorley Old Road. The existing property is a semi-detached bungalow with front and rear gardens. The immediate locality is characterised by similar properties.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission for a single storey rear extension, new dormer to rear elevation and a detached double garage.
5. The proposed rear extension would project approximately 3.83m from the existing rear elevation of the dwelling, with a maximum height of approximately 3.5m with a flat roof. The proposed rear dormer would have a depth of approximately 3m and height of 2.23m, spanning almost the entire width of the roof slope, set slightly up from the eaves and below the ridgeline. The proposed detached garage would be located at the rear of the garden measuring approximately 2.64m in height with a flat roof, with a square footprint of approximately 5.6m x 5.6m.
6. Whilst decking is shown on the submitted plans to be located to the rear of the dwelling, of a height which would require planning permission, the case officer has requested the plans be amended to remove the decking as it has not been included in the description of development and therefore is not assessed below. The revised plan reference numbers and planning conditions will be included in the committee addendum report.

REPRESENTATIONS

7. One representation has been received in objection to the proposal, citing the following:
 - Our neighbouring property has its dining room window immediately adjacent to the proposed extension and would therefore impinge on the 45-degree rule
 - Paragraph 2.18 of the Householder Design Guidance SPD states that the design of the extension should complement the original building, it is unclear which materials are to be used and the extension has a flat roof it therefore will not complement the original building. In addition, the SPD states that rear extensions should remain visually subservient. This is a massive extension and cannot be said to be subservient.
 - The plans do not show the change in levels between the properties and nor do they show the proposed height of the extension. The gardens of the bungalows are split-level with approximately 1000mm difference between the garden level and the floor level of the property. The extension will therefore appear visually dominant and overbearing from our dining room and garden area.
 - The proposed rear extension will be completely overbearing and visually detrimental. We will face a blank brick wall which will extend almost 4m and will tower over our garden.
 - The Householder Design Guidance SPD states:
 - 2.39 – “where rear dormer windows need planning permission, they should cumulatively cover less than 2/3rds of the width of the roof”. The proposed dormer occupies the entire roof and almost the entire depth of the roof therefore contrary to the policy.
 - 2.40 – “They should be designed with care, to be subordinate to the main roof structure and set in from the side elevations. Flat roofed dormers do not sit comfortably with pitched roofs and are unlikely to be acceptable...” The proposed dormer occupies almost the entire rear roof and would therefore be contrary to policy.
 - 2.41 - “Where dormers are considered acceptable, they should be designed to complement the original building in terms of style, detailing and materials.” The proposed dormer is to be clad in PVCU cladding which would not match the existing materials of the property and would therefore be contrary to policy. The proposed dormer is completely contrary to the Council's SPD, would be visually intrusive and out of character with the area. The dormer would overlook the neighbouring properties and would cause privacy issues.
 - Although timber decking is proposed on the plans, no measurements are given and nor are full details given. Given the levels difference between the properties, this could impact detrimentally on our privacy.
 - We note that the applicant has signed Certificate A as part of the application. Has the ownership been checked? Section 65 of the TCPA states that the LPA shall not entertain an application unless the requirements of this section have been met.

CONSULTATIONS

8. Parish Council – Have commented stating they wish to ensure that due consideration is provided to the neighbours of the property. That all materials used are in keeping with the established dwelling and area, and that property boundaries are not encroached upon in any way.
9. CIL Officers – Commented stating the development is currently exempt from CIL under Reg.42 as the new floor space is less than 100sqm and does not constitute a new dwelling.
10. Lancashire Highway Services – Commented stating they do not have any objections and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

PLANNING CONSIDERATIONS

Design and impact on the dwelling and streetscene

11. Policy HS5 of the Chorley Local Plan 2012 – 2026 stipulates 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.
12. 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 proposed dormers shall be contained well within the body of the roof, by being well set back from the party/end walls, below the ridge of the roof and above the eave gutterline. Where a rear dormer needs planning permission, they should cumulatively occupy less than 2/3rds of the width of the roof.
13. The Householder Design Guidance SPD states it is important to consider and understand that garages and other outbuildings, whether or not they require planning permission, can have a similar impact as other extensions. Such features should, therefore, respect the scale, character and materials of the original property and care should be taken to safeguard the amenities of neighbours.
14. The proposed single storey rear extension would be built to the rear of the property, however as there is a public footpath that runs behind the property it would be visible from public vantage points. It would be of modest scale and would respect the existing property and the surrounding buildings in terms of scale and size, resulting in a subservient addition. The design would be red/brown facing brick to match the existing dwelling.
15. The proposed rear dormer would be a large addition, occupying the majority of the rear roof slope. However, given that it would be located to the rear of the property, it would not be overly prominent or appear as a visually discordant feature in the immediate streetscene. The rear dormer would however be visible from the public footpath that runs behind some of the properties on this section of Chorley Old Road. It should be noted that neighbouring properties to the rear along Derek Road have rear dormers which are also visible from the public footpath, as well as some of the terraced houses further along Chorley Old Road that also back onto the footpath. The design would be uPVC horizontal cladding and therefore would not match the existing property. That said, it must be stressed that a dormer of this size would be lawful development under permitted development rights. Consequently, it is not considered that refusal of the application is warranted on design grounds.
16. The proposed detached garage would also be visible from public vantage points due to the public footpath that runs behind the property. It would be of modest scale and would respect the existing property and the surrounding buildings in terms of its scale and appearance, resulting in a subservient addition, whilst the design would be compatible with the appearance of the host property.
17. On the basis of the above the proposed works would respect the appearance of the existing building and would not be harmful to the character of the area.

Impact on the amenity of neighbouring occupiers

18. 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.
19. The Householder Design Guidance SPD seeks to ensure that property extensions have a satisfactory relationship with existing neighbouring buildings, do not have overbearing impact 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, the SPD states that single storey extensions shall not project further than 3 metres beyond a '45-degree' guideline drawn on plan from the near edge of the closest ground floor habitable room window on an adjoining/affected property. The SPD also sets out that two storey extensions must be a minimum 7 metres away from any boundary of its curtilage which is opposite the rear wall of the house being enlarged.

20. The Householder Design Guidance SPD states care must always be taken to ensure that any outbuildings and other structures, such as decking, do not lead to an unacceptable level of overshadowing of neighbouring properties, disturbance or loss of privacy.
21. The proposed single storey rear extension would project slightly more than 3m beyond a 45-degree guideline drawn on plan from the near edge of the closest ground floor window at no.189 Chorley Old Road. However, the breach is negligible and the proposed extension having a flat roof would lessen its impact. It is not therefore considered that the extension would have an unacceptable adverse impact on the amenity of the occupiers of no.189 Chorley Old Road as a result of light loss, overbearing or loss of outlook.
22. The 3m 45-degree assessment ensures that a satisfactory relationship is achieved between the proposed extension and the neighbour and does not result in an unacceptable adverse impacts due to loss of light or an overbearing effect to the neighbouring dwellings or their associated private amenity areas.
23. The proposed dormer would be more than 7m from the rear boundary and there are no properties located directly to the rear, with the next property to the rear being over 70m away.
24. The proposed detached garage would have an acceptable relationship with neighbouring properties due to being positioned at the rear of the garden away from other dwellings in the vicinity. The proposed garage would be built close to the shared boundary with no.189 Chorley Old Road. The entrance would be to the north as well as the access and therefore the degree of separation is considered acceptable. As such it is not considered that there would be any impact on neighbouring dwellings as a result of the proposal.
25. The application also includes the addition of new windows to the front and side elevations of the dwelling. These windows would replace existing windows in the same elevations and so it is considered that they will have no added adverse impact as a result of loss of privacy.

Impact on Highway Safety

26. Policy BNE1 of The Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free-standing structures, provided that, the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.
27. The Householder Design Guidance SPD states that off-street parking should generally be provided at a ratio of 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property, including garages.
28. It is worth noting that LCC Highways have no objection to the proposal and it would not involve the creation of any extra bedrooms that may increase parking demand or the loss of any off-road parking space. The proposal includes the erection of a detached garage which would class as one additional parking space and so there is a betterment with regards to off-street parking.

CONCLUSION

29. The proposed development would not be harmful to the character and appearance of the existing dwelling or the surrounding area, nor would it cause any unacceptable adverse impacts on the amenity of neighbouring residents. It is, therefore, considered that the development accords with policy HS5 of the Chorley Local Plan 2012 – 2026 and the Householder Design Guidance Supplementary Planning Document. Consequently, it is recommended that the application is approved, subject to conditions.

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.

Suggested Conditions

To follow.