

**Item** 11/00270/FUL

**Case Officer** Mrs Nicola Hopkins

**Ward** Chorley North West

**Proposal** Erection of a side extension with accommodation at mezzanine level, replacement of the front dormer window and erection of a front boundary wall

**Location** 84 Hamilton Road Chorley PR7 2TJ

**Applicant** Mr Alistair Bradley

**Consultation expiry: 28 April 2011**

**Application expiry: 27 May 2011**

### **Proposal**

1. The application is for the erection of a side extension with accommodation at mezzanine level, replacement of the front dormer window and erection of a front boundary wall
2. The dwellinghouse subject to this planning application is owned by Councillor Alistair Bradley. In accordance with the scheme of delegation the application is required to be considered at Development Control Committee.

### **Recommendation**

3. It is recommended that this application is granted conditional planning approval.

### **Main Issues**

4. The main issues for consideration in respect of this planning application are:
  - Design and Appearance
  - Impact on the Neighbours
  - Highway Safety

### **Representations**

5. No letters of objection have been received

### **Assessment**

#### Design and Appearance

6. The property is a detached dwellinghouse located within a road of varying designed dwellinghouses close to Chorley town centre. The property is constructed out of red brick with an element of render to the front and a slate roof. To the side of the property is a detached garage which was granted planning permission in 2003.
7. The proposal incorporates the erection of a side extension to accommodate a kitchen at ground floor level and a study above. The study will only be accessible from the kitchen as although it is at first floor level this level will not reflect the height of the existing first floor level, it will be lower, and as such from the front elevation the extension will not appear as a typical two storey side extension. Hence why the proposal is described as a mezzanine level.
8. The proposed side extension incorporates a similar roof pitch as the original dwellinghouse and will be viewed as an extension to this pitch. In design terms this is considered to be appropriate for the style of the existing dwellinghouse and reduces the visual impact of the side extension.
9. The property incorporates a replacement front dormer window. The property currently has a front dormer with a flat roof. It is proposed to replace this with a larger dormer incorporating a

pitched roof which from a character perspective is considered to be more appropriate than the existing flat roof.

10. The proposal also incorporates the erection of a front boundary wall which is 1.8 metres high to the top of the pillars and incorporates timber sliding gates to serve the garage and wrought iron railings to the top of 900mm brick wall in front of the dwelling. The front boundary is currently defined by a 1.8 metre high fence and low brick wall. The street scene is characterised by various boundary treatments including a 1.8 metre high wall on the opposite side of the street. As such the proposed treatment will not be out of character with the street scene. The proposals will create a uniform boundary treatment to the benefit of the visual amenities of the area and the inclusion of railings, which will allow views through, ensures that the proposal will not create a solid wall within the street scene.

#### Impact on the Neighbours

11. The immediate neighbours to the property are 82 and 88 Hamilton Road, 37 and 39 Regent Road and 49 Ashfield Road.
12. The proposed side extension is located away from the common boundary with 82 Hamilton Road and as such will not impact on this property. The replacement of the existing dormer with a slightly larger dormer with pitched roof will have no impact on the neighbours at 82 Hamilton Road.
13. 88 Hamilton Road incorporates habitable room windows within the elevation which faces the application site. The proposed extension however will be located 15 metres away from the side elevation of 88 Hamilton Road and will have the appearance of a single storey extension when viewed from this property due to the design of the roof. The roof of the extension will incorporate roof lights however these will serve the study and will be partly screened from the neighbouring property by the existing detached garage. These windows can be obscurely glazed to ensure that there is no direct inter-looking to the detriment of the neighbours' amenities.
14. 37 and 39 Regent Road are located to the rear of the application site in relatively close proximity to the common boundary at a slightly higher land level. The proposed side extension will be visible from these properties however within the rear elevation no windows are proposed and the extension will be no closer to the common boundary than the existing property. As such the proposed extension will not adversely impact on the amenities of these residents.

#### Highway Safety

15. The proposal does not involve the creation of additional bedroom accommodation and the existing garage accommodation will be retained as part of the scheme. As such it is not considered that the proposal will adversely impact on highway safety through on street parking.

#### **Overall Conclusion**

16. It is considered that the proposed extensions are in keeping with the existing dwelling, an adequate level of private amenity space if retained within the curtilage of the property, there will be no adverse impact on the level of the neighbours' amenity or have an adverse effect on highway safety. As such the proposals are considered to be acceptable in terms of Policies GN5 and HS9 of the Local Plan

#### **Planning Policies**

##### National Planning Policies:

PPS1

##### Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, HS9

##### Supplementary Planning Guidance:

- House Extension Design Guidelines
- Design Guide

## Planning History

**03/00114/FUL-** Demolition of existing garage and the erection of single garage. Approved March 2003

### Recommendation: Permit Full Planning Permission 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 approved plans are:

Plan Ref.	Received On:	Title:
Drawing No 1	1 April 2011	Plans and Elevations as Existing
Drawing No 2	1 April 2011	Block Plan
Drawing No 3	1 April 2011	Mezzanine Plan and Elevations
Drawing No 4	1 April 2011	Proposed Floor Plans

*Reason: To define the permission and in the interests of the proper development of the site.*
  
  3. All external facing materials shall match in colour, form and texture those on the existing building.  
*Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.*
  
  4. All the roof lights in the roof of the extensions north-west elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.  
*Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.*
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