

Item 4a **13/00411/FUL**

Case Officer **Iain Crossland**

Ward **Astley And Buckshaw**

Proposal **Erection of part single storey part two storey rear extension**

Location **11A Long Copse Astley Village Chorley PR7 1TH**

Applicant **Mr Roy Kirkham**

Consultation expiry: **27 June 2013**

Application expiry: **10 July 2013**

Proposal

1. Erection of part single storey part two storey rear extension
2. Members will recall that this application was deferred for a site visit at the Planning Committee meeting held on 9 July 2013.
3. Since the report was last presented to Planning Committee a further objection has been received from the Parish Council and is summarised below. The content added to the previous addendum has also been incorporated below by way of a summary.

Recommendation

4. It is recommended that this application is approved.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Background information
 - Impact on the neighbours
 - Design and Impact on Street Scene
 - Parking
 - Drainage and Sewers

Representations

6. Seven letters of objection have been received from the occupiers of 9, 15, 21, 23, 27, 29 and 44 Long Copse raising the following issues:
 - Scale, appearance and design not in character with surroundings.
 - The scale of the extension would be disproportionate with the dwelling and plot
 - Parking
 - Loss of light
 - Loss of outlook
 - Loss of privacy
 - The property would become oversized, which could result in it being offered for commercial use such as a children's nursery.
 - The property has been extended in the past. The proposed extension would be added to this previous extension
 - The development may prevent neighbours carrying out their own extensions
 - The proposal would set a precedent
7. No letters of support have been received

8. Parish Council objection raising the following issues:
 - Overdevelopment
 - Burning of demolition rubbish on site
 - Impact on character of area
 - Loss of privacy
 - Loss of light
 - Cars parked on drive forming a dominant feature
 - Lack of car parking

9. Councillor Perks objection and request for the application to be heard at Development Control Committee. The objections relates to the following issues:
 - The scale, appearance and design of the proposal are out of keeping with the character of the area.
 - Overdevelopment
 - Restrictive plot size and lack of remaining garden.
 - Overbearing
 - Limited parking
 - Would result in the premises being offered for some commercial use such as a small children's nursery
 - Would be an extension of an extension

Consultations

10. **Lancashire County Council (Highways)**
No objection

Assessment

Principle of the development

11. The application relates to the erection of a part single storey part two storey rear extension at 11a Long Copse, Astley Village. The ground floor element would be stepped, projecting 5.96m from the existing rear elevation and 5.95m in width, and projecting 3.9m from the rear elevation and 3.9m in width. There would be hipped roofs with an eaves height of around 2.5m. The first floor element would project 3.9m from the rear elevation and would be 5.95m in width. There would be a hipped roof with a ridge 0.45m lower than the existing ridge.

12. The application property is a detached dwelling of modern design, situated on a cul-de-sac. The dwelling is faced with brown brick, concrete roof tiles and white UPVC window frames and doors. The property is set in gardens to the front and rear with a front driveway leading to an integrated garage. The application site is located on an open plan estate, within the wider Astley Village area, which is of typical suburban residential character located in the core settlement area of Chorley.

13. As the site is located within the settlement boundary, covered by Policy GN1 of the Chorley Borough Local Plan Review 2003, there is a presumption in favour of appropriate development, subject to normal planning considerations and the policies and proposals of the plan. In addition to this Policy GN5 of the Chorley Borough Local Plan Review stipulates that the design of proposed developments will be expected to be well related to their surroundings. Further guidance is set out in Policy HS9 and the Householder Design Guidance SPD.

14. It is noted that the ground floor element of the proposed extension was granted full planning permission in May 2012 through application reference 12/00153/FUL. This application seeks the same ground floor extension with the addition of a part first floor.

Impact on the neighbours

15. The first floor element of the extension would be located 5.5m from the common boundary to the rear and 14m from the nearest property to the rear at 23 Long Copse. The ground floor element would be located around 3m from the common boundary with 23 Long Copse and around 12m from the property itself. It is noted that no windows would be created in the rear

elevation at first floor with only a roof light on the roof slope. The extension would include five windows in the rear elevation at ground floor facing the common boundary with 23 Long Copse. It is noted that there is an approximately 2m high fence on the boundary between the two properties and significant screen planting along the boundary. As such there would be no overlooking created as a result of the development

16. The proposed extension would be located to the north east of 23 Long Copse therefore there would be no loss of direct light at this property as a result of the development. The extension would have a hipped roof and would have a ridge height 0.45 lower than the main ridge. These factors combined with the degree of separation would result in any adverse overbearing being avoided. It is concluded that the proposed development would not have an unacceptable impact on the occupants of 23 Long Copse through loss of privacy, outlook or light.
17. The application site is separated from 21 Long Copse by an alleyway. The first floor element of the extension would be located 6m from the boundary to 21 Long Copse and around 17m from the property itself. The ground floor element would be located around 6m from the common boundary with 21 Long Copse and around 15m from the property itself. It is noted that no windows would be created in the rear and north side elevation at first floor with only a roof light on the rear roof slope. The extension would include five windows in the rear elevation at ground floor facing the rear. It is noted that there is an approximately 2m high boundary to the rear with significant screen planting, as well as a 1.8m high fencing to the side of 21 Long Copse. As such there would be no overlooking created as a result of the development
18. The proposed extension would be located to the east of 21 Long Copse and would be 17m from the property itself therefore there would be no loss of direct light at this property beyond that which already exists due to the existing dwelling. The extension would have a hipped roof and would have a ridge height 0.45 lower than the main ridge. These factors combined with the degree of separation would result in any adverse overbearing being avoided. It is therefore concluded that the proposed development would not have a detrimental impact on the occupants of 21 Long Copse through loss of privacy, outlook or light.
19. The proposed extension would be located around 7m from the boundary with 15 Long Copse and around 12m from the property itself. There would be no windows in the side elevation facing 15 Long Copse and the extension would comply with the 45 degree rule in relation to this property. It is also noted that 15 Long Copse is at a higher level than the application property. The extension would be located to the south of this property but due to the lower site level, degree of separation and reduced ridge height would result in only a limited loss of light and outlook beyond that which is already created by the existing dwelling. It is therefore concluded that the proposed development would not have a detrimental impact on the occupants of 15 Long Copse through loss of privacy, outlook or light.
20. The application site would share a common boundary with 25 Long Copse. There would be a window in the first floor element facing the common boundary shared with this property, however, this would be located around 14m from the boundary and 23m from the property itself. There would also be windows located in the ground floor facing this common boundary. These would be around 11m from the common boundary and 20m from the property itself. It is noted that there is an approximately 1.8m high fence on the boundary between the two properties and significant screen planting along the boundary. In addition to this any views would not be direct. As such there would be no unacceptable overlooking created as a result of the development.
21. The proposed extension would be located to the north of 25 Long Copse therefore there would be no loss of direct light at this property as a result of the development. The degree of separation is such that any adverse overbearing being would be avoided. It is concluded that the proposed development would not have an unacceptable impact on the occupants of 25 Long Copse through loss of privacy, outlook or light.

22. The proposed extension would be screened from 11 Long Copse by the application property itself. There would be a window in the first floor element facing the common boundary shared with this property, however, this would be located around 18m away. There would also be windows located in the ground floor facing this common boundary. These would be around 14m away at the nearest point. These windows would not allow for any views of private intimate amenity space at this property. It is therefore concluded that the proposed development would not have a detrimental impact on the occupants of 11 Long Copse through loss of privacy, outlook or light.
23. The application site would not share a common boundary with 27 Long Copse. There would be a window in the first floor element facing this property, however, this would be located over 30m away. There would also be windows located in the ground floor facing this property, however, these would be around 27m away from the property itself. Any views would be oblique and would be screened at ground floor level by existing fencing and vegetation. The degree of separation is such that there would be no overbearing or loss of light as a result of the development. It is therefore concluded that the proposed development would not have a detrimental impact on the occupants of 27 Long Copse through loss of privacy, outlook or light.

Design and Impact on Street Scene

24. The proposal would involve the erection of a part single part two storey extension to the rear. As such the development would not be visible in the street scene to the front of Long Copse. It is noted that there is an alleyway to the North West side of the application site. The extension would be visible from this alleyway as it is located to this side of the property. It is noted that this is a popular short cut for residents. The development would add to the mass of the existing dwelling but would be over 2m from the property boundary to the alleyway, which is no nearer than the existing property or other nearby properties that bound the alleyway.
25. Although the mass of the dwelling would be increased and the blank wall facing the alleyway extended the resulting development would not be out of character with a typical residential suburban estate.
26. The extension would project 3.9m from the existing rear elevation at first floor, which would be shorter than the 5.96m ground floor element. The first floor would have a hipped roof and would be set down from the existing ridge line by around 0.45m. The ground floor element would be stepped with a 5.96m length and 3.9m length. This would be subservient to the dwelling as it appears currently. Although it is acknowledged that the dwelling has been extended in the past the application can only be considered on its own merits in relation to the existing circumstances.
27. The extension would incorporate hipped roofs with pitches similar to the existing dwelling. These help to reduce overall mass. The extension would be raced with grey concrete roof tiles and white UPVC window frames and doors to match the existing dwelling. It is noted that the elevations would be faced in render, which would be different to the current situation but would complement the dwelling and provide a break in the overall brickwork helping to reduce to the visual impact of the additional mass. A brick course would be added beneath the windows to provide consistency with the existing property. The window opening would be arranged appropriately and would be of consistent dimensions in relation to the existing property. As such the design of the extension would be in keeping with the character of the dwelling.
28. It is noted that the eventual footprint of the development and remaining curtilage would be similar to other plots in the locality and would not exceed that which was approved previously through planning application 12/00153/FUL. This suggests that the resulting scale of the dwelling would not be inappropriate in the context of the locality.
29. The application property would be left with at least 70m.sq. of rear garden space following development. This would seem to represent an adequate amount of private amenity space. Furthermore the implementation of the proposal approved through planning application

12/00153/FUL would leave same area of rear garden, and take up the same area of the plot as proposed in this application.

Parking Provision

30. The proposed development would result in the creation of an additional bedroom at the property. There would be seven bedrooms at the property following development, and off street car parking spaces for at least three cars. This level of provision accords with the parking standards set out in Chorley Borough Council Local Plan Review, which 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.

Drainage and Sewers

31. The area of hard surfacing would be increased as a result of the proposal. It is proposed that surface water run-off would be directed into the normal drainage network. As the increase in hard surfacing is relatively small this is considered to be adequate provision. In addition to this the area of hard surfacing would be no greater than that which was approved under planning application 12/00153/FUL.

Overall Conclusion

32. The proposed development would not result in any significant harm to 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. In addition there would be no adverse effect on highway safety. The proposed development would therefore be in accordance with policies GN1, GN5 and HS9 of the Chorley Borough Local Plan Review and the Householder Design Guidance SPD. Consequently, it is recommended that the application be approved.

Other Matters

Non- material planning considerations

33. The property would become oversized, which could result in it being offered for commercial use such as a children's nursery: There is no size limit for residential properties in Chorley. Any change of use, to a nursery for example, would require a separate assessment as part of a full planning application. The scale of development has been assessed separately above.
34. The property has been extended in the past. The proposed extension would be added to this previous extension: The fact that a property has been extended previously and that an extension would add to a previously extended part of a building cannot in itself preclude a proposal from gaining planning permission.
35. The development may prevent neighbours carrying out their own extensions: It is not considered that the proposed development would alter the existing potential of neighbouring occupiers to extend their properties under the General Permitted Development Order (2008) or the current Chorley Borough Householder Design Guidance SPD.
36. The proposal would set a precedent: All planning applications are assessed on their own individual merits.
37. Burning of demolition rubbish on site: This is not a material planning consideration and can be reported to Environmental Health
38. Cars parked on drive forming a dominant feature: Cars parking on drives is a common feature throughout the area and the impact on the street scene of several cars being parked on a drive is not a material planning consideration.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, and HS9

Supplementary Planning Guidance:

- Householder Design Guidance SPD
- Statement of Community Involvement
- Design Guide

Joint Core Strategy

Central Lancashire Core Strategy (2012)

Planning History

Ref: 12/00153/FUL Decision: PERFPP Decision Date: 3 May 2012
Description: Erection of a single storey rear extension

Ref: 80/01120/FUL Decision: PERFPP Decision Date: 1 December 1980
Description: Bay window and porch

Ref: 80/00550/FUL Decision: PERFPP Decision Date: 7 July 1980
Description: Extension to dwelling (lounge/bedroom/dining room)

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:**

Title	Received On:
Location Plan	8 May 2013
Existing plans and elevations	8 May 2013
Proposed plans and elevations	8 May 2013

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 specified on the application form and approved plans.**
Reason: In the interests of the visual amenity of the area in general and the existing building in particular.