

Item 3a	16/00290/FULHH
Case Officer	Thomas O’Kane
Ward	Astley and Buckshaw
Proposal	Erection of first floor extension with part single part two storey rear extension
Location	125 The Farthings, Astley Village, PR7 1SH
Applicant	Mrs A Featonby
Consultation expiry:	1st June 2016
Decision due by:	21st June 2016

UPDATE

Members deferred determination of this application at the Committee meeting on 21 June 2016 for a site visit to be made. This is scheduled for Wednesday 20th July at 18:00.

Please note that the addendum report for the Committee meeting of 21 June 2016 reported that 2 further letters of objection had been received raising matters that had already been considered as part of the planning assessment.

PREVIOUS REPORT

Recommendation
Permit Full Planning Permission

Executive Summary

The main issues to consider are whether the proposal is acceptable in terms of its impact on the character of the existing house and the wider area, the amenities of neighbouring properties and highway safety. While the existing bungalow would be remodelled to include an additional storey, it would not be out of character with the wider area due to the mix of dwelling types within the surrounding area. The amenity of neighbouring properties is not proposed to be unduly impacted upon.

Representations

Astley Village Parish Council – No comments received	
Objection	Not specified: 1
Total No. received: 5	Total No. received:
<ul style="list-style-type: none">• Out of character with the wider area• The proposals are a remodelling of house rather than extension;• Concerns over delivery and siting of building materials and vehicles during construction;• Concerns over impact on designated children's play area;• Concerns over parking following increase in bedrooms;• Overdevelopment;• Narrowness of access leading towards the dwelling – therefore potential for damage to properties during construction works;• Noise and dust during construction;• Lack of privacy;• Loss of sunlight;• Overbearing; and• Departure from planning policy.	<ul style="list-style-type: none">• Concern over parking for a 5 bedroom property

Consultees

Consultee	Summary of Comments received
Coal Authority	Standing Advice
Parish Council	None Received to Date

The Site

1. The application site is at the end of a cul-de-sac off The Farthings, Astley Village. The application site is enclosed to the north by the cul-de-sac, to the south by a wood which buffers the development from A581, to the east by no, 123 The Farthings and to the west by a public footpath and landscaping.
2. The application property is a detached red brick bungalow set off the cul-de-sac with hardstanding at the front, with an attached single garage and a rear garden.
3. The area is characterised by a mix of residential properties, including both bungalows and multi-storey dwellings.

The Proposal

4. Planning permission is sought for the erection of a first floor extension and part single part two storey rear extension, following the demolition of conservatory at the rear.
5. The first floor extension would be above the original footprint of the bungalow (with the exception of the garage). The height of the property to the eaves would increase from 2.72 to 5.11 metres (an increase of 2.39 metres) and to the ridge from 4.70 to 7.15 (an increase of 2.45 metres). The garage footprint and the roofscape on the host dwelling would remain as existing.
6. The two storey extension would be built at the rear of the property following the demolition of the existing conservatory. It would have a maximum projection of 5.10 metres; however the two storey element would only project 3.30 metres in length. The width of the proposed extension would have a width of 6.95 metres. The height to the eaves, ridge and roofscape would match the host dwelling at two storey. The single storey rear extension would have a height to the eaves of 2.35 metres, height to the ridge of 3.58 metres and a sloping roof.

Assessment

Principle of the development

The main issues are as follows:

Issue 1 – impact on character and appearance of the locality

Issue 2 – Impact on neighbour amenity

Issue 3 – Impact on parking provision and highway safety

Impact on character and appearance of locality

7. *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.*
8. *Policy BNE1 of the Adopted Chorley Local Plan 2012-2026 states that the proposal must not have a significantly detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, materials, orientation, use of materials.*
9. The proposals would add an additional storey to the host dwelling, making it a two storey dwelling (with the exception of the garage). While this would increase the height of the property, the materials and roofscape would match the host dwelling.
10. The only increase in footprint is at the rear of the property through the two storey extension, which would be obscured from view of the streetscene.
11. The host dwelling is not of special architectural merit, is not Listed or within a Conservation Area.
12. Officers acknowledge that bungalows do not predominate in this area, with a mixture of housing designs and examples of two storey houses in the immediate locality on The Farthings (notably Nos 117, 199 and. 121)

13. The proposals would maintain at least 1.50 metres with the common boundary with no.123, therefore above the 1 metre required in the Householder Design Guidance SPD.
14. Therefore in regards to impact on character and appearance in the locality, the proposals are acceptable.

Impact on neighbours

15. *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 asserts that extensions should not result in unacceptable harm to the amenity of neighbouring occupiers. It states that rear extensions do 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. 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.*
17. *For two storey rear extensions, these should not cross a 45-degree line drawn from the near edge of any ground floor rear facing window to a habitable room in a neighbouring dwelling.*
18. *In addition, it states that extensive overshadowing of a neighbouring building or amenity space is unacceptable. 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.*
19. In respect of the first floor extension, it would introduce new outlooks at the rear; however these would face towards the woods.
20. Proposed 'Bedroom 2' and 'Bedroom 4' would have an outlook which would face towards the common boundary of Ackhurst House, which is located on the A581. It is of note that this neighbouring property is not adjoining. The distance from these outlooks to the common boundary would be close to 13.80 metres, which is above the interface distance of 10 metres required from habitable rooms at first floor level looking towards neighbouring common boundaries.
21. No. 104 The Farthings, which is the closest property on the estate to Bedroom 2 and 4, would also be set back 13.80 metres, albeit at an oblique angle to the applicant's property.
22. Proposed 'Bedroom 3' and 'Bedroom 5' would face out towards the cul-de-sac, with no properties located within 21 metres of these outlooks.
23. No principal outlooks are proposed on the gable elevation facing No. 123; however there is a secondary outlook for an open plan kitchen/living room on the ground floor and a bathroom at first floor. These are to be obscure glazed to prevent any overlooking to this property and will be secured via condition.
24. There is a secondary outlook for the proposed 'Snug' facing no. 123, however it is acknowledged that this outlook already exists for the existing 'Bedroom 1'. A new en-suite bathroom window is located above, which will also be obscure glazed and secured via condition.
25. With regards to the two storey extension at the rear, this would not project beyond a 45 degree angle from the near edge of the conservatory window at No, 123. With regards to the single storey extension, the extension at single storey would not project more than 3 metres from a 45 degree line from the same point. In addition, the proposals are not located to the south of this property. Therefore the proposals would not have an undue loss of light, loss of privacy or overbearing impact on the neighbour property.
26. Therefore in regards to amenity, the proposals are acceptable.

Impact on parking provision highway safety

27. Policy HS5 of the adopted 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. In addition, 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. It also states that car parking spaces occupy a space of 2.5 metres by 5.5 metres and spaces in front of a garage should be 2.5 metres by 6 metres.
28. The property has a garage which matches the above standards with hardstanding at front to provide an additional two spaces. In this instance, it is considered that the proposal would not cause any significant harm to highway safety and accords the policy ST4 of the Chorley Local Plan 2012 – 2026.

Other Matters

29. An informative citing the Coal Authority standing advice will be placed on the decision notice.
30. Concerns were raised over the impact of the development on the children's play area; parking and siting of building materials during construction; noise and dust during construction and the narrow access to the dwelling, these are not material planning considerations for the determination of this planning application. These impacts are associated with most development but in this instance it is not considered necessary to impose conditions to control noise and dust due to the size and type of development proposed and the likely duration of the build phase.
31. The remaining concerns raised by the objectors are planning considerations; however the proposals (with appropriate mitigations such as obscure glazing) are considered compliant with the Chorley Local Plan policies BNE1, HS5 and ST4, as identified in the above assessment.

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. The proposed development would therefore be in accordance with Policies BNE1 and HS5 of the Chorley Local Plan 2012-2026 and the Householder Design Guidance SPD. Consequently, it is recommended that the application be approved.

Planning 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.

Planning History

Reference	Description	Decision	Date
09/00387/FULH	Proposed rear conservatory	PERFPP	7 th July 2009

Suggested Conditions

No.	Condition
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>

2.	<p>All external facing materials for the walls, roof and windows shall match in colour, form and texture those on the existing building.</p> <p><i>Reason: In the interests of the visual amenity of the area in general and the existing building in particular</i></p>						
3.	<p>The approved plans are:</p> <table data-bbox="319 403 1308 593"> <tr> <td data-bbox="319 403 662 504">Title Survey of Existing, Site Plan and site location plan</td> <td data-bbox="662 403 949 504">Plan Ref. 15-07-100</td> <td data-bbox="949 403 1308 504">Received on: 29th March 2016</td> </tr> <tr> <td data-bbox="319 548 662 593">Proposed Layout</td> <td data-bbox="662 548 949 593">15-07-101</td> <td data-bbox="949 548 1308 593">29th March 2016</td> </tr> </table> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>	Title Survey of Existing, Site Plan and site location plan	Plan Ref. 15-07-100	Received on: 29 th March 2016	Proposed Layout	15-07-101	29 th March 2016
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4.	<p>The proposed ground floor window ('Sunroom/Kitchen') on the south east elevation facing No. 123 The Farthings, the first floor window on the south east elevation ('Bathroom') and first floor window above proposed 'Snug' ('Ensuite') facing No. 123 The Farthings shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.</p> <p><i>Reason: In the interests of the privacy of occupiers of neighbouring property.</i></p>						