

APPLICATION REPORT – 17/00546/FULHH

Validation Date: 26 May 2017

Ward: Eccleston And Mawdesley

Type of Application: Householder Application

Proposal: Erection of a first floor extension including dormer above existing detached garage.

Location: 1 Brookfield Mawdesley Ormskirk L40 2QJ

Case Officer: Chris Smith

Applicant: Mrs Sara Boardman

Agent: N/A

Consultation expiry: 23 June 2017

Decision due by: 21 July 2017

1. This application is required to be reported to committee as the property owned by Cllr Boardman and his wife.

RECOMMENDATION

2. Permit Full Planning Permission

SITE DESCRIPTION

3. The application site is located in the settlement area of Mawdesley on the north western side of Brookfield. The site contains a relatively modern detached dwelling with gardens to the front and rear. There are neighbouring dwellings on either side and the site is bordered to the rear (north west) by several properties located on Ashtrees.
4. The immediate locality is predominantly residential in character and neighbouring property types are varied in style although the majority tend to be detached single storey dwellings. There is open and agricultural Green Belt land approximately 65m to the west. The site itself is not within the Green Belt.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. The application seeks planning permission for the erection of a first floor extension which would be built above an existing flat roof garage. The extension would include a side dormer which would face towards the rear garden of the application site and the extension would facilitate the provision of office space.
6. The garage would have a dual pitched roof with an eaves and ridge height of approximately 3.25m and 5.5m respectively. The existing flat roof garage has an eaves height of approximately 2.3m. It would have a footprint of approximately 5m by 5.6m. The side dormer would project beyond the plane of the roof slope by approximately 2.1m and would have a height of approximately 1.5m.
7. Facing materials would comprise of brick, painted blockwork and render.

RELEVANT HISTORY OF THE SITE

8. There is no recent relevant site history.

REPRESENTATIONS

9. None received.

CONSULTATIONS

10. **Mawdesley Parish Council** – Stated that the proposal would be a sympathetic development in keeping with the area.

11. PLANNING CONSIDERATIONS

12. It is considered that the main issues for consideration in this application are as follows:

- Design and impact on the dwelling and street scenes
- Impact on the amenity of neighbouring occupiers

Design and Impact on the Dwelling and Street Scene

13. *Policy BNE1 of the Chorley Local Plan 2012 - 2026 outlines the design criteria for new development, stating that a proposal should not have a significant detrimental impact on the streetscene by virtue of its density, siting, layout, building plot ratio, height, scale and massing, design, materials orientation, use of materials.*
14. *The Householder Design Guidance SPD requires that outbuildings should be constructed in a style that reflects the original building, in terms of materials, detailing and proportion.*
15. *It also 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.*
16. The extension would be built above an existing detached garage which is set back from the public highway located to the front (south east) of the site by approximately 19m. Despite the increase in height which would occur as a result of the extension, it is not considered that the resultant structure would be an incongruent feature within the streetscene.
17. In addition, it is considered that the height, scale and massing of the proposed extension would be consistent with the application dwelling. With regards to siting, this would be considered acceptable given that the extension would be built above an existing detached garage which is located to the side and rear of the application dwelling. The surrounding area lacks an overall uniformity with regards to the siting and layout of outbuildings and properties.
18. The proposed dormer would be built into the north east facing side elevation and would be contained well within the body of the roof as it would be set down from the main ridge and set well in from the party/end walls.

Impact on the Amenity of Neighbouring Occupiers

19. *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 development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing.*

20. *The Householder Design Guidance SPD states that proposals should respect the design, materials and form of the original building, its setting and the residential amenities of neighbours.*
21. The proposed development would be built along the boundary with the neighbouring property located to the south west – no. 4 Smithy Lane. The rear elevation of this neighbouring property (which is currently having three dormers inserted in its rear roof slope (planning permission 16/01164/FULHH)).
22. The Council's Householder Design Guidance states there should be 12m separation distances between first floor windows and blank gable walls. In this instance there would be approximately 7m from the first floor dormer windows being constructed in no. 4 to the blank side elevation of the proposed development. The new blank wall would not however, be a full two storey blank gable but rather would have raised eaves with a pitched roof hipped away from this property. In addition the proposal would be sited to the north east of no. 4 so would not result in unacceptable shadowing to this property or its garden. Due to this orientation and that the proposal would not be a full two-storey height, it is not considered that the proposed development would not lead to any unacceptably adverse impact on no. 4 Smithy Lane.
23. The extension would contain a first floor dormer window in its north east facing side elevation. This would face towards the rear garden of the application site and would be located approximately 12.5m from the common boundary with the neighbouring dwelling no. 3 Brookfield which exceeds the guideline in the Householder Design Guidance. This boundary is formed by mature foliage and hedging which would ensure that there would be no unacceptable adverse impact on the amenity of the occupiers of no. 3 Brookfield.
24. The site is bordered to the north by three properties located on Ashtrees, however, the separation distance of approximately 18m to the rear elevation of the nearest of these properties, and the oblique angle of the dormer window would be sufficient to ensure that there would be no unacceptable adverse impact on the amenity of the occupiers of these properties.

CONCLUSION

25. 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. It is, therefore, considered that the development accords with policy BNE1 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.

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	1BR-006	26 May 2017
Site Plan	1BR-002	26 May 2017
Proposed Rear and Side Elevations	1BR-005	26 May 2017
Proposed Floor Plans Proposed Front and Side Elevations	1BR-004	26 May 2017

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