

APPLICATION REPORT – 17/01155/FULHH

Validation Date: 4 December 2017

Ward: Wheelton And Withnell

Type of Application: Householder Application

Proposal: Erection of a first floor extension

Location: Bracefield 6 Sandy Lane Brinscall Chorley PR6 8SS

Case Officer: Simon Forster

Applicant: Mr & Mrs Duncan & Rachael Brown

Agent: Mr Richard Bramley

Consultation expiry: 4 January 2018

Decision due by: 9 February 2018

RECOMMENDATION

It is recommended that the application is approved.

SITE DESCRIPTION

The application site is located on Sandy Lane in the settlement of Brinscall. The existing dwelling is a bungalow with a hipped roof that has been previously extended and there is an attached drive through car port located to the side. There are planting and parking areas to the front of the dwelling and gardens to the rear where a large outbuilding is also located.

The application site is located within a residential locality which is characterised by a number of different styles of detached housing including bungalows, dormer bungalows and two storey dwellings of differing ages. There are open fields located to the north west of the application site.

DESCRIPTION OF PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a first floor extension above the existing ground floor accommodation, replacing the existing hipped roof of the bungalow. It would have a width and length of 8.4m and 14.7m respectively reflecting the dimensions of existing ground floor accommodation below. The maximum height of the dwelling following construction of the proposed extension would be approximately 5.7m.

The proposed extension would have a flat roof and would be faced in zinc effect cladding with vertical timber infill panels. There would be bi-fold doors and a balcony to the front elevation and habitable room windows to both the front and rear elevations. The external walls below chamber level would remain rendered and the ground floor accommodation would be reconfigured which would include the provision of an integral garage that would have a composite timber door.

REPRESENTATIONS

5 no. representations have been received from neighbours citing the following grounds of objection:

- Proximity of blank side elevations / walls to neighbours.
- Use of zinc cladding is out of character to local area.
- Flat roof is out of character to local area.
- Loss of light to neighbouring properties.
- Loss of privacy to neighbouring properties.
- Applicant runs a commercial car business from the application site and the additional garage space will make this worse.
- Inaccuracies on the layout plans with regard to separation distances between properties.
- Double garage located in the back garden does not have planning permission.

CONSULTATIONS

Withnell Parish Council – No comments have been received.

PLANNING CONSIDERATIONS

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

- 1) Design and impact on the dwelling and the street scene
- 2) Impact on the amenity of neighbouring occupiers
- 3) Highway safety

Design and impact on the dwelling and streetscene

Paragraph 56 of the Framework states that, *'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 57 continues; It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes.'*

Paragraphs 60 – 65 of the Framework not only reinforce the need for good design and design which responds to context, but also the benefits of using independent design review arrangements to ensure high standards of design. Paragraph 63 states that, *'In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.'* Paragraph 65 concludes that, *'Local planning authorities should not refuse planning permission for buildings or infrastructure which promotes high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design.'*

Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions provided that *'the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.'*

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.'*

The Chorley Householder Design Guidance SPD states that *'contemporary designs that do blend in can be just as successful and acceptable where they complement the existing context'*.

The proposed first floor extension would raise the existing height of the dwelling by approximately 0.6m to approximately 5.7m from the existing ridge height of 5.1m. It is noted that the new maximum height of the proposed first floor extension would be at a comparable height to the top of the adjacent roof dormer extensions of no. 4 Sandy Lane. In this context, it is not considered that the proposed first floor extension would appear out of scale in the streetscene

and would not have a detrimental impact on the local streetscene by virtue of its size, scale or location.

Analysis of the contextual area to the application site illustrates that a distinctive character in terms of house types and styles does not exist along Sandy Lane. The local character and vernacular is distinctly influenced by a number of dormer bungalows, where the dormers occupy the full roof width; and also a number of large flat roof extensions located to the front of properties. The design and access statement submitted with the application demonstrates that a great deal of analysis has been carried out relating to the context to the site and local building styles, sizes and materials. The proposed design is contemporary in nature, but it is not considered that the proposed first floor extension would be out of character in terms of its design and would not compromise the character of the locality.

The proposed development would be faced in off-white render, zinc effect cladding and vertical timber panels. There is a mixture of materials used in the construction of dwellings along Sandy Lane, including Upvc panelling, timber panelling, brick and render. In this context, it is not considered that the proposed first floor extension would have a detrimental impact on the character of the local area by virtue of its use of contemporary materials.

In the context above, it is considered that the proposal is policy compliant and would respect the existing house and surrounding buildings in terms of scale, size, design and facing materials.

Impact on the amenity of neighbouring occupiers

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.

The Householder Design Guidance SPD asserts that blank walls on any proposed extension shall be located no less than 12 metres from any neighbouring/facing habitable room windows. In addition, it states that a two storey extension with habitable room windows should be located no less than 7 metres from any facing boundary/garden.

There are no habitable room windows in the elevation of no. 4 Sandy Lane which faces the application site. Habitable room windows in no. 5 Belmont Close are located more than 12 metres from the blank side elevation of the proposed extension.

The habitable room windows to the rear of the proposed first floor extension are located more than 7m from any facing boundary / garden and, therefore, comply with the recommendations set out in the Householder Design Guidance SPD.

Neighbour representations state that no. 5 Sandringham Drive is located less than 21 metres from rear facing habitable room windows in the proposed first floor extension. Whilst the distance of 21m between facing windows is used as a typical standard in the planning and construction of new dwellings, and allows for future extensions, it is noted that the current Householder Guidance SPD states only that a proposed two storey extension with habitable room windows must be located no less than 7m from any facing boundary / garden.

It is, therefore, considered that the proposed development is policy compliant and that there would not be an unacceptable effect on the amenity of neighbouring properties by virtue of overlooking, loss of privacy or a reduction in daylight.

Highway Safety

Policy HS5 of the 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.

The Householder Design Guidance SPD states that off-street parking should 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 but

spaces in front of a garage should be 2.5 metres by 6 metres to allow for opening/closing doors and if a garage is to be classified as a parking space the size must be 6m by 3m.

Post development the application dwelling would contain one additional bedroom, taking the total to 4 bedrooms. The application site already benefits from ample car parking to the front of the property and the proposal is, therefore, in accordance with the Householder Design Guidance SPD.

OTHER MATTERS

The representations submitted by neighbours allege that the existing garage located within the rear garden of the application site does not have planning permission. However, it is noted that the structure was erected more than 10 years ago and is, therefore, immune from planning enforcement action.

The representations submitted by neighbours allege that the applicant runs a commercial car business from the application site. However, this issue is not a material planning consideration for this planning application.

CONCLUSION

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 or highway safety. Therefore, it is considered that the proposed development accords with, policies BNE1 and HS5 of the Chorley Local Plan 2012 – 2026 and the Householder Design Guidance SPD. Accordingly, it is recommended that the application be approved

RELEVANT HISTORY OF THE SITE

Ref: 08/00383/FUL **Decision:** PERFPP **Decision Date:** 9 June 2008
Description: Erection of single storey side extension

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

| No. | Condition | | | | | | | | | | | | |
|-------------------------------|---|-------------------------------|-------------------|---------------|--------------------|---------|-------------------------------|----------------------|---------|-------------------------------|-------------------------------|--------|-------------------------------|
| 1. | <p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004</i></p> | | | | | | | | | | | | |
| 2. | <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Site location plan</td> <td>SK/32/1</td> <td>4th December 2017</td> </tr> <tr> <td>Proposed site layout</td> <td>SK/32/3</td> <td>4th December 2017</td> </tr> <tr> <td>Proposed plans and elevations</td> <td>SK/0/1</td> <td>4th December 2017</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p> | Title | Drawing Reference | Received date | Site location plan | SK/32/1 | 4 th December 2017 | Proposed site layout | SK/32/3 | 4 th December 2017 | Proposed plans and elevations | SK/0/1 | 4 th December 2017 |
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| Proposed plans and elevations | SK/0/1 | 4 th December 2017 | | | | | | | | | | | |

3.

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.