

No.1	APPLICATION NO.	2018/0410/WL3
	LOCATION	62 Lea Crescent Ormskirk Lancashire L39 1PQ
	PROPOSAL	Side and rear single storey bedroom and level access bathroom extension.
	APPLICANT	West Lancashire Borough Council
	WARD	Scott
	PARISH	Unparished - Ormskirk
	TARGET DATE	6th August 2018

1.0 SUMMARY

- 1.1 I am satisfied there will be no significant detrimental impact upon the appearance of the existing dwelling house or character of the area and there would be no significant harm to the amenity of neighbouring properties created as a result of the proposal. The development is considered compliant with relevant planning policies and the application is therefore recommended for approval.

2.0 RECOMMENDATION - APPROVE with conditions.

3.0 SITE DESCRIPTION

- 3.1 The application site consists of a semi-detached two-storey dwellinghouse located to the southern side of Lea Crescent Ormskirk. The property is amongst other semi-detached two-storey properties of a similar style and age within an established residential area of Ormskirk.

4.0 PROPOSAL

- 4.1 The application proposes the construction of a single storey side and rear single storey bedroom and level access bathroom extension to the dwelling. The proposed side element would project approx. 4.5m from the main side wall of the property by 5.67m in length, the rear extension would be set in from the side/rear of the side extension and extend a further 3.8m from the rear wall by 4.3m wide. The roof would be a pitch roof design that measures 2.5m to the eaves and 4.0m to the ridge height.

5.0 CONSULTEES RESPONSES

- 5.1 None received.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 None received.

7.0 OTHER REPRESENTATIONS

- 7.1 None received.

8.0 SUPPORTING INFORMATION

- 8.1 None received.

9.0 RELEVANT PLANNING POLICIES

- 9.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.
- 9.2 The site is located within the Key Service Centre as designated in the West Lancashire Local Plan 2012-2027 DPD.
- 9.3 West Lancashire Local Plan Policies
SP1 – A sustainable Development Framework for West Lancashire
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development

Supplementary Planning Document - Design Guide (January 2008)

10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

- 10.1 The main considerations for this application are

Design/Layout
Impact on residential amenity
Highways

Design/Layout

- 10.2 Policy GN3 supported by the Council's SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that buildings do not disrupt the visual amenities of the streetscene because of their height, scale or roofline.
- 10.3 Visually the side extension would have a reduced ridge and would be set back from the front elevation of the property, as such, it would appear as a subordinate addition to the dwelling. The front elevation has been kept simple and visually resembles the main dwelling. I consider that the design of the side extension is acceptable. The rear part of the proposal would be located to the side corner of the existing dwelling and set in from the side extension, as such it would not be readily visible from the public highway. Overall I consider the proposed development would not have a detrimental impact upon the character of the host building and would not appear incongruous within the street scene. In my view the proposal is acceptable in terms of design and compliant with Policy GN3 of the WLLP and the SPD Design Guide.

Impact on residential amenity

- 10.4 Paragraph 17 of the NPPF requires that planning should always seek to ensure a good standard of amenity for all existing and future residents. The application must also be assessed in terms of Policy GN3 of the West Lancashire Local Plan (2012-2027), which states that development should retain or create reasonable levels of privacy and amenity for occupiers of the neighbouring properties.
- 10.5 Owing to the location of the proposed extension and the separation distance to the neighbouring properties, I do not consider that any significant loss of amenity would result in terms of loss of light, poor outlook or loss of privacy.

Highways

- 10.6 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate adequate car parking.
- 10.7 The proposal is for an additional accessible bedroom and bathroom at ground floor level. The property as existing is a three bedroom property and as a result of the proposal would be increased to a four bedroom property. Policy IF2 of the WLLP recommends properties with four or more bedrooms have three parking spaces per dwelling. In this particular case, I consider the level of on-site parking provision remains acceptable.

11.0 RECOMMENDATION

- 11.1 The proposed development is compliant with the NPPF and the relevant policies in the West Lancashire Local Plan 2012-27 and is recommended for approval.

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-
Plan reference: Existing and proposed floor plans, site plan and elevations received by the Local Planning Authority on 26th June 2018.
3. All external brickwork and roofing materials shall be identical to those on the existing building in respect of shape, size, colour and texture. If the applicant or developer has any doubts as to whether the proposed materials do match they should check with the Local Planning Authority before commencement of the building works.

Reasons

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

SP1 - A sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.