

No.3	APPLICATION NO.	2018/0614/WL3
	LOCATION	9 Rimmer Green Scarisbrick Southport Lancashire PR8 5LP
	PROPOSAL	Rear single storey bedroom and level access bathroom extension.
	APPLICANT	West Lancashire Borough Council
	WARD	Scarisbrick
	PARISH	Scarisbrick
	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 an end of terrace two-storey dwellinghouse located to the southern side of Rimmer Green, Scarisbrick. The property is within a cul-de-sac of other terraced and semi-detached two-storey properties of a similar style and age centred around the Green.

4.0 PROPOSAL

- 4.1 The application proposes the construction of a single-storey bedroom and level access bathroom extension to the rear of the dwelling. The proposed extension would project approx. 7.1m from the main rear wall by 4.5m wide, it would have dual-pitch roof that measures 2.4m to the eaves and 3.15m 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 Small Rural Village 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 The proposed single-storey extension would be located to the rear of the dwelling and project approx. 7.1m from the main rear wall. The Design Guide states that "*extensions, measured in length or width should generally not exceed 2/3rds of the corresponding dimension of the existing property*". Although the length of the proposed extension would exceed this figure owing to the fact that the neighbour has an existing extension of approximately the same size and that it would not be readily visible from the public highway I am of the opinion the proposed extension would not detract from the character of the host property or the street scene generally. Overall I consider the proposal has a size, scale, form and external appearance that would not compromise the architectural style or character of the host building and is therefore acceptable in terms of design and compliance 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 The adjoining neighbour No. 10 Rimmer Green has an extension to the rear of the dwelling of a similar size, there is a window in the side elevation facing the application site which is fitted with obscure glass. Whilst some loss of light may result to this ground floor window, on balance I do not consider that the overall harm would be so significant to justify refusal of the application.

- 10.6 Owing to the separation distance to the other adjacent neighbour No. 8 Rimmer Green I do not consider that any significant loss of amenity would result. As the development is single storey, there would be no significant impact on the property to the rear of the site.

Highways

- 10.7 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should ensure that parking provision is made in line with the standards set out in Local Plan Policy IF2 and Appendix F.
- 10.8 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 it is not proposed to provide additional on-site parking but given the highway conditions in Rimmers Green, should on street car parking occur it would be acceptable in this location.

11.0 RECOMMENDATION

- 11.0 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: Dwg date 13.09.2017 - Existing and proposed floor plans, sections and elevations received by the Local Planning Authority on 24th May 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.