

<b>No.6</b>	<b>APPLICATION NO.</b>	2018/0702/FUL
	<b>LOCATION</b>	21 Manse Avenue Wrightington Wigan Lancashire WN6 9RP
	<b>PROPOSAL</b>	Two storey side extension, part single storey side extension. Garage conversion to a habitable room.
	<b>APPLICANT</b>	Mr N Thorpe
	<b>WARD</b>	Wrightington
	<b>PARISH</b>	Wrightington
	<b>TARGET DATE</b>	27th August 2018

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## **1.0** **REFERRAL**

1.1 This application is to be determined by the Planning Committee as the applicant is a Council employee.

## **2.0** **SUMMARY**

2.1 The proposed extension is considered acceptable in terms of scale, form and design and is not considered to result in harm to the amenity or privacy of neighbouring properties. Sufficient parking would be retained at the site. The proposed development is considered to be compliant with the NPPF and Policies GN3 and IF2 of the Local Plan.

## **3.0** **RECOMMENDATION - APPROVE with conditions.**

## **4.0** **SITE DESCRIPTION**

4.1 The site relates to a detached dwelling located to the southern side of Manse Avenue on a bend in the road. The site has an ample triangular shaped plot. Parking is provided to the eastern side of the site in the form of a front drive. The site is located within Small Rural Village of Wrightington as designated in the West Lancashire Local Plan.

## **5.0** **PROPOSAL**

5.1 Planning permission is sought for a two storey side extension, part single storey side extensions and garage conversion to a habitable room.

## **6.0** **PREVIOUS RELEVANT DECISIONS**

6.1 1992/0161 - Incorporation of land into residential curtilages of numbers 5 to 21.  
REFUSED

6.2 1992/0513 - Incorporation of land into residential curtilages of no's 5-21.  
REFUSED – DISMISSED AT APPEAL

## **7.0** **OBSERVATIONS OF CONSULTEES**

7.1 **Cadent Gas** (16.07.2018) –The Applicant must ensure that proposed works do not infringe on Cadent's legal rights as there is operational gas apparatus within the site.

7.2 **Wrightington Parish Council** (24.07.2018) – No objection.

## **8.0 OTHER REPRESENTATIONS**

8.1 None

## **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 settlement area of Wrightington designated as a Small Rural Village in the West Lancashire Local Plan 2012-2027 DPD

9.3 **West Lancashire Local Plan 2012-2027 DPD**  
GN1 – Settlement Boundaries  
GN3 - Criteria for Sustainable Development  
IF2 – Enhancing Sustainable Transport Choices

9.4 **Supplementary Planning Document ‘Design Guide’** (Jan.2008).

## **10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

10.1 The main considerations for this application are:

Design / appearance  
Impact on residential amenity  
Highways

### ***Design / appearance***

10.2 Manse Avenue is mainly characterised by dormer bungalows on the southern side when entering from Mossy Lea Road with gable fronting two storey dwellings to the northern side. Gable fronting dwellings make up the remaining character of the area. The application property is the first in the row on the southern side of the Avenue to be a gable fronting property. Many of the gable fronting properties have been extended mainly by side dormer extensions but some have two storey side extensions. The dwelling of number 20 Manse Avenue has an identical side extension as the one proposed here.

10.3 The proposed side extension would be built directly off the main ridge of the dwelling and whilst this is not ideal I am satisfied that the extension owing to its roof design sloping away from the front elevation, would appear as a subordinate addition. The addition of a small pitched roof dormer set well in from the side elevations of the roof slope is also considered acceptable. Noting that there is another example of an identical extension at number 20 Manse Avenue and numerous first floor side extensions and side dormers I am satisfied that the proposed side element would not result in an incongruous feature or result in harm to the character of the street scene.

10.4 The proposed single storey side extension on the western side of the dwelling would project out beyond the existing side elevation. However owing to it's positioning towards the rear of the dwelling I am satisfied that this would also appear as a subordinate addition which has limited bearing upon the street scene.

10.5 The proposal to convert the existing garage to living accommodation (utility / pet room) involves a small extension to the front of the garage. I am satisfied that the scale and height of this extensions is acceptable.

10.6 Overall I am satisfied that the proposed extensions would be acceptable in terms of design, form and scale and the proposal would not result in harm to the character of the street scene. I am therefore satisfied that the proposal would accord with Policy GN3 of the Local Plan and the SPD, Design Guide.

### ***Impact on residential amenity***

10.7 Policy GN3 of the West Lancashire Local Plan (2012-2027) states that development should retain or create reasonable levels of privacy and amenity for occupiers of the neighbouring properties.

10.8 I am satisfied that the single storey extensions, owing to their scale, height and positioning would have limited impact upon neighbouring properties.

10.9 Number 23 has a side dormer facing the application site. This dormer is obscure glazed which is likely to relate to a bathroom or non-habitable room. Owing to the offset nature of the two dwellings within their plots, the separation distance between the dwellings and existing boundary treatment I am satisfied that the proposed side extensions would not result in significant harm to the amenities of the neighbour. Furthermore only obscure-glazed windows serving a bathroom and en-suite are proposed in the first floor side elevation of the extension and as such the privacy of this neighbour would be maintained.

10.10 On balance I am satisfied that the proposed extensions would not result in the loss of privacy or amenity to any neighbouring dwellings and as such the proposal accords with Policy GN3 of the Local Plan.

### ***Highways / parking***

10.11 Policy IF2 of the Local Plan outlines parking requirements for new development based on the number of bedrooms within the property. The extended dwelling would result in a 3 bedroom dwelling which is the same as existing. As such there would be no requirement to provide additional parking at the site. However as part of the proposal the existing garage is to be converted to living accommodation and a small front extension is proposed which would take up some of the existing driveway. In accordance with Policy IF2 of the Local Plan a 3 bedroom dwelling requires 2 on-site parking spaces. I am satisfied that this provision can be accommodated on the front drive. As such the proposal accords with Policy IF2 in this regard.

### **Summary**

10.12 The proposal accords with Policy GN3 and IF2 of the Local Plan and as such is recommended for approval.

## **11.0 RECOMMENDATION**

11.1 That planning permission be GRANTED subject to the following conditions:

### **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  
Proposed front elevation

Proposed rear elevation  
Proposed side elevation  
Proposed ground floor plan  
Proposed first floor plan

received by the Local Planning Authority on 02.07.2018

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:

GN3 - Criteria for Sustainable Development  
IF2 - Enhancing Sustainable Transport Choices

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.