

No.5	APPLICATION NO.	2019/0422/FUL
	LOCATION	179 Long Lane Aughton Ormskirk Lancashire L39 5BU
	PROPOSAL	Erection of 2no. pitched roof dormer windows to front elevation and flat roof dormer to the rear together with other associated external alterations.
	APPLICANT	Mrs Debra Naden
	WARD	Aughton Park
	PARISH	Aughton
	TARGET DATE	24th June 2019

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme, however, Councillor Westley has requested it be referred to Committee to consider the impact on amenity of adjacent residential properties.

2.0 SUMMARY

- 2.1 This application is for the erection of 2no. pitched roof dormers to the front elevation and a flat roof dormer to the rear elevation, together with associated external alterations including the conversion of the garage to a habitable room and insertion of patio doors to rear elevation. Given the size, design and position of the front and rear dormers, I am satisfied there would not be any significant detrimental impact upon neighbouring amenity. I also consider the overall design and parking requirements are acceptable and compliant with the relevant policies of the Local Plan.

3.0 RECOMMENDATION: APPROVE subject to conditions

4.0 THE SITE

- 4.1 This application relates to a bungalow located on the north side of Long Lane Aughton. It is flanked at both sides and to the rear by residential property. The rear garden slopes from the south to the north.

5.0 THE PROPOSAL

- 5.1 Planning permission is sought for the following development:

Erection of 2.no pitched roof dormer windows to the front elevation and a flat roof dormer to the rear elevation; and
 Associated external alterations including the conversion of the garage to a habitable room; insertion of patio doors to rear elevation.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 None.

7.0 OBSERVATIONS OF CONSULTEES

- 7.1 Aughton Parish Council – 22.05.2019

The proposed alterations appear to detrimentally affect the residential amenity of some of the bungalows, in close proximity, on Black Moss Lane. The proposed rear alterations, particularly, the Juliette balcony, will result in a loss of privacy and poor outlook.

8.0 OTHER REPRESENTATIONS

8.1 The Council has received one letter objecting to the proposal on the following grounds:

Loss of privacy;
Loss of daylight;
Detrimental to residential amenity;
Loss of outlook;
Out of character;
Overdevelopment of site.

9.0 RELEVANT PLANNING POLICIES

9.1 The site is located within the settlement of Aughton as designated in the West Lancashire Local Plan 2012-2027 DPD

West Lancashire Local Plan 2012-2027 DPD

9.2 **National Planning Policy Framework**
Requiring good design

9.3 **West Lancashire Local Plan (2012-2027) DPD**
Policy GN1 – Settlement Boundaries
Policy GN3 – Criteria for Sustainable Development

9.4 **Supplementary Planning Document, Design Guide (Jan 2008)**

10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

10.1 The main considerations for the determination of this application are;

Design / appearance;
Impact upon neighbouring properties;
Highways / parking.

Visual appearance / design / character of area

10.2 The character of Long Lane is varied and has a mixture of detached and semi-detached houses and bungalows.

10.3 The main impact on visual amenity is the introduction of 2.no pitched roof dormer windows to the front elevation and a flat roof dormer to the rear elevation.

10.4 The SPD, Design Guide states that '*dormer extensions rarely contribute to the overall character of a building...in many cases dormer extensions appear somewhat incongruous within the street scene, especially ones which completely alter the shape of the existing roof to the dwelling*'. Furthermore, the Design Guide, states that '*the use of wide flat roofed dormer extensions is visually unacceptable and will generally not be allowed*'.

10.5 In my opinion the pitched dormers on the front elevation are in character and harmonise with the front elevation of the bungalow. The proposed rear dormer is set in from the gable, down from the ridge, and up from the eaves. Whilst the rear dormer is more substantial it would not be visible in the street scene. In the circumstances described, I consider that the front and rear dormers are acceptable and compliant with Policy GN3 in the West Lancashire Local Plan and SPD Guide on Design. I also consider that the proposed new bay window to block up the garage opening is acceptable in terms of design, and compliant with Policy GN3 in the West Lancashire Local Plan and SPD Guide on Design

Impact upon adjoining land uses

10.6 Policy GN3 of the Local Plan states that developments should 'retain reasonable levels of privacy, amenity and sufficient garden / outdoor space for occupiers of the neighbouring and proposed properties.'

10.7 Concern has been expressed that the Juliet balcony and bedroom window would result in a loss of privacy to properties on Blackmoss Lane. Given the Juliet Balcony and bedroom window directly overlook the applicant's private garden, which measures approximately 15m long, I am satisfied there would not be any significant loss of privacy to residents at neighbouring properties.

10.8 Given the depth of gardens on Black Moss Lane and orientation of development. I am satisfied that the physical presence of the dormers would not result in a loss of light or overbearing impact to the neighbouring properties. Therefore on balance, I am satisfied that the proposal accords with Policy GN3 of the Local Plan.

Highways / parking

10.9 Policy IF2 of the Local Plan sets out parking standards for new developments based on the number of bedrooms within a property. Policy GN3 identifies that proposals should incorporate suitable and safe access.

10.10 The existing property is a 2 bedroom dwelling house. The submitted plans show the existing garage would be blocked up to create a habitable room. This would leave 2 off road car parking spaces. Policy IF2 requires dwellings with 3no. bedrooms to have 2 off road car parking spaces. Whilst turning within the site would not be possible, the current situation would not worsen. Consequently I am satisfied that the proposal accords with Policy GN3 and IF2 in this regard.

Summary

10.11 I consider the proposed development acceptable and the details accord with Policies GN3 and IF2 and advice given in the Council's SPD Design Guide.

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. 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.

3. The development hereby approved shall be carried out in accordance with details shown on the following plans:-
Plan reference B24 - 06 (Proposed elevations) received by the Local Planning Authority on 29th April 2019;
Plan reference B24 - 05 (Proposed elevations) received by the Local Planning Authority on 29th April 2019;
Plan reference B24 - 04 (Proposed first floor) received by the Local Planning Authority on 29th April 2019;
Plan reference B24 - 03 (Proposed ground floor) received by the Local Planning Authority on 29th April 2019;

Reasons

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. 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.
3. 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.

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:

Policy GN1 - Settlement Boundaries

Policy 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.