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| <b>No.5</b> | <b>APPLICATION NO.</b> | 2020/0317/FUL  |
|             | <b>LOCATION</b>        | 56 Granville Park West Aughton Ormskirk Lancashire L39 5HS   |
|             | <b>PROPOSAL</b>        | Demolition of existing conservatory and erection of two storey and single storey side and rear extensions including dormers to side elevation. Front porch. Ground floor window to western elevation. Rooflight windows to east and west elevations. |
|             | <b>APPLICANT</b>       | Mr & Mrs S Sankson   |
|             | <b>WARD</b>            | Aughton And Downholland  |
|             | <b>PARISH</b>          | Aughton  |
|             | <b>TARGET DATE</b>     | 10th June 2020   |

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## **1.0 REFERRAL**

- 1.1 This application was to be determined under the Council's delegation scheme, however Councillor O'Toole has requested it be referred to Committee to consider the impact of the development upon the neighbouring property and the character and appearance of the Conservation Area.

## **2.0 SUMMARY**

- 2.1 This application seeks to extend no. 56 Granville Park West. Initial officer concerns have resulted in amendments to the scheme since original submission, with a reduction in the number of dormer windows proposed and confirmation that proposed roof lights will be above head height. I am now satisfied that the design and appearance of the proposal is acceptable and in keeping with the character and appearance of the building and wider Conservation Area. Satisfactory interface distances have been achieved in order to protect neighbouring residential amenity. I consider the proposal complies with the relevant policies of the Local Plan and is acceptable in principle.

## **3.0 RECOMMENDATION: APPROVE subject to conditions.**

## **4.0 THE SITE**

- 4.1 The application site relates to no. 56 Granville Park West, a former coach house to 54 Granville Park West which is a substantial 3 storey semi-detached Victorian Villa. The property is now in residential use having been granted planning permission for conversion in 1998. The site is set back from the residential road of Granville Park West, behind number 54. The driveway is a shared access with number 54. The site is within the Granville Park Conservation Area.

## **5.0 THE PROPOSAL**

- 5.1 Planning permission is sought to:
- Erect single storey extension to side to create a larger kitchen / diner;
  - Demolish rear conservatory and erection of two storey extension to create larger bedrooms;
  - Two dormer windows to side;
  - Front porch;
  - Ground floor and first floor rooflights to western side elevation;
  - Rooflight to eastern elevation.

## **6.0 PREVIOUS RELEVANT DECISIONS**

- 6.1 2013/0643/FUL - Retention of 1 no. window and insertion of additional window to ground floor west elevation. Granted 29.08.2013
- 6.2 2013/0335/FUL - Single storey rear extension including installation of patio doors to the east elevation. Granted 30.05.2013
- 6.3 1997/1069 - Conversion of residential care home to 4 flats with new entrance & car parking to flats. Extension to existing coach-house to form single detached dwelling. Altered access and landscaping of site. GRANTED 05.02.1998

## **7.0 CONSULTEE RESPONSES**

- 7.1 None.

## **8.0 OTHER REPRESENTATIONS**

- 8.1 Aughton Parish Council (14/05/2020) - Members raised concerns about overdevelopment of this Conservation Area site - it is important to maintain the appearance and character of the Coach House which sits alongside a Victorian Villa. The original permission for conversion of the Coach House had conditions imposed removing Permitted Development Rights to ensure any conversion was sympathetic to the adjacent main building. Also, the proposal to include a window in the West elevation could impact on the residential amenity of Number 1 Granville Close, resulting in loss of privacy and overlooking.

- 8.2 A letter of objection has been received from the neighbouring property. Objects on the grounds of:

Windows to the west elevation overlook;  
Impact upon privacy and residential amenity;  
Overdevelopment;  
Changes character of Coach House;  
Materials are pvc windows which is inappropriate.

## **9.0 SUPPORTING INFORMATION**

- 9.1 BS5837 Arboricultural Survey and recommendations
- 9.2 Design and Access Statement / Heritage Statement
- 9.3 Supporting letter from applicant

## **10.0 RELEVANT PLANNING POLICIES**

- 10.1 National Planning Policy Framework (NPPF) and the West Lancashire Local Plan DPD (2012-2027) provide the policy framework against which the development proposals will be assessed.
- 10.2 The site is located within a Key Service Centre (settlement) of Aughton as designated within the West Lancashire Local Plan. The site is also located within the Granville Park Conservation Area.
- 10.3 **National Planning Policy Framework (NPPF) (February 2019)**  
Promoting sustainable transport  
Delivering a sufficient supply of homes

Achieving well designed places  
Promoting healthy and safe communities  
Meeting the challenge of climate change, flooding and coastal change  
Conserving and enhancing the natural environment  
Conserving and enhancing the historic environment

#### 10.4 **West Lancashire Local Plan DPD (2012-2027)**

SP1 A Sustainable development framework for West Lancashire  
GN1 Settlement boundaries  
GN3 Criteria for sustainable development  
IF2 Enhancing sustainable transport choice  
EN2 Preserving and enhancing West Lancashire's natural environment  
EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

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

#### 11.0 **OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY**

11.1 The main areas for consideration in the assessment of this application are:

Design and External appearance and impact upon Conservation Area;  
Impact upon neighbouring properties;  
Impact upon existing trees;  
Highways.

##### ***Design and External appearance / Impact upon Conservation Area***

11.2 The principle statutory duty under the Planning (LBCA) Act 1990 is to preserve the special character of heritage assets, including their setting. LPA's should in coming to decisions refer to the principle act in their decisions and/or assessments. Section 72(1) relates to Conservation Areas and requires that with respect to any buildings or other land in a conservation area, special attention is paid to the desirability of preserving or enhancing the character or appearance of that area.

Decision makers should consider the impacts on the character and appearance of a conservation area (which includes its setting) separately and development proposals need to satisfy both aspects (to preserve or enhance) to be acceptable.

11.3 In terms of design and the external appearance of the development, Policy GN3 'Criteria for Sustainable Development' of the WLLP together with the Council's SPD Design Guide states 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 street scene because of their height, scale or roofline.

11.4 Policy EN4 'Preserving and Enhancing West Lancashire's Cultural and Heritage Assets' of the WLLP states that all development affecting the historic environment should seek to preserve and enhance the heritage asset and any features of specific historic, archaeological, architectural or artistic interest.

11.5 The former coach house sits behind the main late Victorian Villa and is served off a separate drive. The site is considered to make a positive contribution to the special character and appearance of the Conservation Area through its historic interest and association.

- 11.6 The front of the property can only be glimpsed from the public frontage. The two storey extension given its location would not be seen from the public viewing points of the Conservation Area. The single storey extensions would be subservient to the dwelling.
- 11.7 On the initial submission of plans, the proposals sought permission for three dormers to the eastern side elevation. Concerns were raised that the number of dormers proposed would give a top heavy appearance to the property. Amendments to the drawings have now reduced the number of dormers to two including a rooflight which in my view is more aesthetically pleasing to the character of the building.
- 11.8 On balance it is considered that the proposal to extend the property is visually only glimpsed from the public highway and would still be seen as being an ancillary building in the context of the larger late Victorian Villa which characterises the Granville Park Conservation Area. For this reason I do not consider that the extensions and alterations would harm either the character or appearance of the Granville Park Conservation Area and would comply with Policy EN4 of the WLLP in this respect.
- 11.9 In terms of the general design and external appearance of the extensions it is my view the scheme is acceptable and would comply with Policy GN3.
- 11.10 Materials have been confirmed to match the existing dwelling. Due to initial concerns with regards to the use of upvc window frames the applicant has now confirmed the use of timber which is a more appropriate material in terms of the character and location of the property. Adequate amenity area will also remain on the site as a result of the development.
- 11.11 I am therefore satisfied that the proposed development complies with the Council's statutory duty to preserve the character and appearance of the Conservation Area and the relevant policies in the Local Plan.

### ***Impact upon neighbouring properties***

- 11.12 Policy GN3 (criterion iii) of the West Lancashire Local Plan (2012-2027) DPD states that any development should retain reasonable levels of privacy, amenity and sufficient garden / outdoor space for occupiers of the neighbouring and proposed properties.
- 11.13 The nearest residential properties to the development are to the south east, no. 54 Granville Park West and to the south west no. 1 Granville Close.
- 11.14 No. 54 Granville Park West is set forward of the application site, however its garden area is to the immediate south east side of the application property. To the rear of the application property is an area of woodland. The dormers proposed to the eastern elevation are a minimum of 10m from the common boundary. This together with the siting of the dormer windows in my view would not result in an overlooking impact which would warrant refusal of the planning application.
- 11.15 The other neighbouring property is no. 1 Granville Park. I note comments from the occupants of the neighbouring property in relation to the proposals at no. 56. Since first submission of the planning application, alterations to the scheme have been made to the fenestration detail to the western elevation of no. 56 which faces in the direction of the rear garden area of no. 1.
- 11.16 I do not consider the insertion of ground floor windows on the western elevation would result in any overlooking concerns due to the siting of existing boundary treatment. In terms of first floor fenestration, initially, low level roof lights were proposed. The applicant

has now altered the siting of the rooflights to ensure that they will not be located at a height lower than 1.8m from the floor of the room in which they are installed. This in my view would prevent any direct overlooking into the garden area of no.1 Granville Park. A planning condition will ensure that the windows are sited as shown on section drawing (1644.14) for the duration of the development.

- 11.17 Overall I consider that the development complies with Policy GN3 of the WLLP in terms of the development's impact upon the amenity of neighbouring properties.

### ***Impact upon trees***

- 11.18 To the north of the boundary wall is an area of mature woodland subject to a Tree Preservation Order (TPO No 53, 2004). A BS5837 Arboricultural Survey and recommendations report (arboricultural impact assessment) accompanies the planning application.
- 11.19 The Council's Arboricultural Officer has considered the proposed development with regard to the neighbouring trees and woodland which is subject to the above TPO.
- 11.20 The extensions would notionally encroach into the root protection areas of two Sycamores situated on the boundary of the neighbouring woodland. These Sycamores have been graded as low value trees in accordance with BS5837:2012 categories. The potential to impact on the roots of these trees is very low due to a limited encroachment into the calculated root protection area, the existing hard surfacing and a boundary wall.
- 11.21 Therefore it is considered by the Council's Arboricultural Officer that the proposals would not unduly threaten the health of the trees and on that basis he raises no objections to the proposals. A planning condition for tree protection will be placed on any planning approval notice.
- 11.22 The development would therefore comply with Policy EN2 of the WLLP in terms of the development's impact upon trees.

### **Highways**

- 11.23 The number of bedrooms internally will not be altered by the proposals. The property will remain a four bed dwelling house. Therefore I consider that the existing parking area which is to the front of the dwelling to be acceptable.

### **Summary**

- 11.24 The proposed development is overall considered to be acceptable. The scheme is considered compliant with Local Plan policy and the proposal would not result in significant detriment to residential amenity, heritage assets, trees or to highway conditions. I therefore recommend that planning permission be granted.

## **12.0 RECOMMENDATION**

- 12.1 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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with details shown on the following plans:  
Plan reference 1644.07; 1644.08; 1644.09; 1644.11; 1644.10 received by the Local Planning Authority on 20/07/2020  
Plan reference 1644.14 received by the Local Planning Authority on 26/08/2020  
Reason: 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. Notwithstanding any description of materials in the application, no extension works shall take place until a full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority.  
The development shall be carried out using only the agreed materials and shall be retained at all times thereafter.  
Reason: To preserve the character and appearance of the building which is located within the Conservation Area and to comply with Policy EN4 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
4. Unless otherwise agreed in writing with the Local Planning Authority all windows and doors shall be painted timber  
Reason: To preserve the character and appearance of the building and Conservation Area and to comply with Policy EN4 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
5. All rooflights shall be of a 'conservation' grade flush slim line fitting type only.  
The development shall be carried out using only the agreed materials and method of construction and shall be retained at all times thereafter.  
Reason: To preserve the character and appearance of the building that is located within the Conservation Area and to comply with Policy EN4 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
6. The development hereby permitted shall be implemented in accordance with the submitted Arboricultural Method Statement and Recommendations (SMN, Tree and Landscape Management) received by the Local Planning Authority on 30/03/2020; unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies GN3 and EN2 in the 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 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
  - IF2 Enhancing sustainable transport choice
  - EN2 Preserving and enhancing West Lancashire's natural environment
  - EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

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.