

No.1	APPLICATION NO.	2020/0800/FUL
	LOCATION	6 East Mead Aughton Ormskirk Lancashire L39 5ES
	PROPOSAL	Single storey extension to rear and a two storey extension to side with an attic conversion.
	APPLICANT	Mrs Diane Hall
	WARD	Aughton And Downholland
	PARISH	Aughton
	TARGET DATE	24th November 2020

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 on amenity of the adjacent residential properties.

2.0 SUMMARY

- 2.1 This application is for the erection an extension to the side and rear of a semi-detached bungalow and a flat roof dormer to the rear elevation. Given the size, design and position of the extensions and rear dormer, 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 The application relates to a semi-detached bungalow on the north side of East Mead. The property is flanked by residential property to the north, east and west elevations. A driveway on the east elevation leads to an attached flat roof garage.

5.0 THE PROPOSAL

- 5.1 The application proposes a rear single storey extension and two storey side extension with attic conversion.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 None.

7.0 CONSULTEE RESPONSES

7.1 Parish Council (29/10/20)

No comments.

7.2 Environmental Health (27/09/20)

A contaminated land assessment will not be required.

8.0 OTHER REPRESENTATIONS

- 8.1 The Council has received 2 letters objecting to the proposal on the following grounds:

Proposed rear dormer would result in a loss of privacy to gardens and conservatory at adjoining property;
Plans do not show proposed boundary fencing;
Potential loss of light and overlooking;
Difficult to assess full impact of development.

9.0 SUPPORTING INFORMATION

9.1 None.

10.0 RELEVANT PLANNING POLICIES

10.1 The application site is located within a Key Service Centre as designated in the West Lancashire Local Plan Proposal Map.

National Planning Policy Framework (NPPF)

West Lancashire Local Plan 2012-2027 DPD

GN1 – Settlement Boundaries

GN3 – Criteria for Sustainable Development

EN2 – Preserving and Enhancing West Lancashire's Natural Environment

IF2 – Enhancing Sustainable Transport Choice

Supplementary Planning Document – Design Guide (January 2008)

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

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

Design / appearance;

Impact upon neighbouring properties;

Highways / parking.

Visual appearance / design / character of area

11.2 The character of East Mead is varied and has a mixture of detached and semi-detached houses and bungalows.

11.3 The SPD, Design Guide advises that extensions should largely appear subservient in scale to the existing dwelling. The proportions, external appearance and materials of an extension should match the architectural style of the existing property and draw on the characteristics of the wider area.

11.4 The main impact on visual amenity is the introduction of a side extension. The visual appearance and design of the proposed side extension is considered acceptable and the proposed extension would be set back from the front elevation.

11.5 The proposed rear dormer is set in from the gable, down from the ridge, and up from the eaves. Whilst there may be glimpsed views from the public realm in close proximity to the site dormers are a common characteristic of the area. The proposed rear extension would not be viewed from the streetscene.

- 11.6 In the circumstances described, I consider the proposed extensions and rear dormer are acceptable and compliant with Policy GN3 in the West Lancashire Local Plan and SPD Guide on Design.

Impact upon adjoining land uses

- 11.7 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.'
- 11.8 Concern has been expressed that the proposed extensions would have a detrimental impact upon the residents of neighbouring properties. Some of these concerns relate to the provision of a rear dormer. There are many dormers on the estate and in the vicinity of the site. Some of which have been added since the dwellings were originally constructed. In many cases rear dormers are permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. In this particular case I am satisfied that the design of the dormer is acceptable and would not result in a significant loss of privacy to neighbouring gardens and the conservatory at 8 East Mead sufficient to warrant a refusal of planning permission. The proposed dormer would serve a bedroom and whilst there would be some views over surrounding properties, the proposed dormer window looks directly out over the applicant's garden.
- 11.9 The former rear extension adjacent to 8 East Mead has now been demolished and would be replaced with a new single storey extension. This would measure approximately 2 metres in depth along the party boundary with 8 East Mead with a height of approximately 2.4 metres with lantern style roof. I am satisfied the extension would not result in a significant loss of light or poor outlook to residents at 8 East Mead.
- 11.10 The proposed single storey side and rear extension on the east elevation would replace an existing flat roof garage. The proposed extension would be set back approximately 1.2 metres from the front elevation and project approximately 4 metres past the rear elevation of the original dwelling. The extension would have 2 obscure glazed windows in the side elevation, serving utility room and bathroom. The extension would not be built right up to the party boundary. The adjacent property (4 East Mead) has its main entrance and a bathroom window opposite the proposed development. The separation gap between the proposed extension and 4 East Mead would be in excess of 3m. Whilst there would be some loss of light to 4 East Mead, the bathroom window and main entrance are not main habitable rooms. Therefore the proposal would comply with the Local Plan and SPD Design Guide.
- 11.11 The applicant's rear garden measures in excess of 10m and backs onto the rear garden at 14 East Mead. Given the length of the rear garden, I am satisfied there would not be any detrimental impact to residents at 14 East Mead.
- 11.12 Given the size design and position of the proposed extensions and rear dormer, I am satisfied there would not be any significant loss of amenity to residents at neighbouring properties from poor outlook, loss of light and loss of privacy. I am satisfied that the proposal accords with Policy GN3 of the Local Plan in this regard.

Highways / parking

- 11.13 Policy IF2 of the Local Plan sets out parking standards for new developments based on the number of bedrooms within a property. The proposal is for a 3 bedroom dwelling and would require 2 off road car parking spaces. I have attached a condition requiring the

applicant to provide 2 off road car parking spaces before the proposed development is brought into use. Subject to this condition, I am satisfied the proposal accords with Policy IF2 in the Local Plan.

Summary

11.14 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.

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 672-01; 672-02; 672-03; 672-04 received by the Local Planning Authority on 04/09/20
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. The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, 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.
Reason: 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.
4. No part of the development hereby permitted shall be used or occupied until the proposed windows on the east elevation have been glazed with obscure glass to a degree sufficient to conceal or hide the features of all physical objects from view (level 4). The window shall be fixed shut or top hung and shall be retained as such with level 4 obscure glazing at all times thereafter.
Reason: To protect the privacy and amenity of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Orders or statutory provision re-enacting the provisions of these Orders no window or openings shall be added to the property (in the east elevation) until details of the positioning, size and design have been submitted to and approved in writing by the Local Planning Authority.
Reason: To protect the privacy and amenity of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

6. Prior to the extensions hereby permitted being brought into use, 2 car parking spaces shall be provided on site in accordance with plans which have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt any additional hardsurfacing required shall be permeable or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage. Details of surfacing shall be provided on the submitted drawings.
Reason: In the interest of residential amenity and highway safety and to comply with Policies IF2 and GN3 in the West Lancashire Local Plan 2012 to 2027.

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:

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

IF2 - Enhancing Sustainable Transport Choice

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.