

No.6	APPLICATION NO.	2020/1076/FUL
	LOCATION	44 Dingle Road Up Holland Skelmersdale Lancashire WN8 0EW
	PROPOSAL	Demolition of existing outrigger and erection of single storey side and rear extension with associated external works.
	APPLICANT	F2 Developments Ltd
	WARD	Up Holland
	PARISH	Up Holland
	TARGET DATE	2nd February 2021

1.0 REFERRAL

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

2.0 SUMMARY

- 2.1 The proposal for a single storey rear and side extension is considered acceptable in design terms. It is considered that the proposal would not lead to an unreasonable loss of amenity for neighbouring properties. The application is therefore considered to be compliant with the relevant policies in the NPPF, the adopted West Lancashire Local Plan, and the West Lancashire Design Guide SPD.

3.0 RECOMMENDATION: APPROVE subject to conditions.

4.0 THE SITE

- 4.1 The property is a semi-detached dwelling, located in Up Holland within a residential area. The property has a rear outrigger (kitchen) and a hard surfaced drive to the side. The property's roof is slate tiles with brown PVCu windows to the front and white PVCu windows to the side and rear, with red brickwork and white render. The site slopes gradually down from west (Dingle Road) to east (rear garden). Rear boundaries are provided by way of timber fencing.
- 4.2 The property has immediate neighbours to either side of the property, at 42 and 46 Dingle Road. To the rear of the site is Dingle Avenue.

5.0 THE PROPOSAL

- 5.1 The proposal is for the demolition of the existing rear outrigger and erection of a single storey side and rear extension with associated external works.
- 5.2 The proposed side extension would begin just over half-way down the length of the existing property and so would be set back from the front elevation of the property. The proposed site layout plan confirms that the side extension will meet the boundary with no. 42. The side extension would measure approximately 2.4 metres wide by 7.6 metres in length, with a height to the eaves of approximately 2.7 metres and a height to the ridge of 3.6 metres.
- 5.3 The proposed rear extension runs almost the full width of the existing property, and then continues to extend to the side. To make way for the proposed extension, an existing outrigger measuring approximately 2.4 metres in depth by 2.3 metres in width would be

demolished. The plans show the proposed extension would be L shaped. The length of the extension closest to the party boundary with number 46 would be 3.15 metres and this part of the extension would have a width of 3.6 metres before 'stepping out' and projecting a depth of 4.3m for a width of 4.9m. The proposed rear extension would have a height of approximately 3.4 metres to the eaves and 4.5 metres to the ridge.

6.0 PREVIOUS RELEVANT DECISIONS

6.1 None.

7.0 CONSULTEE RESPONSES

7.1 NEIGHBOUR (46 Dingle Road): Objects on grounds of loss of light and overshadowing of back living room and rear patio, as well as overlooking / loss of privacy to rear of property.

8.0 OTHER REPRESENTATIONS

8.1 None.

9.0 SUPPORTING INFORMATION

9.1 None.

10.0 RELEVANT PLANNING POLICIES

10.1 The application site is located within the Regional Town of Skelmersdale with Up Holland 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

Supplementary Planning Document - Design Guide (January 2008)

The above policy references are available at:

<https://www.westlancs.gov.uk/planning/planning-policy.aspx>.

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Visual appearance / design / layout

11.1 Local Plan Policy GN3, along with the Council's Design Guide SPD, provides criteria for the design and layout of development, including that it should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Extensions should be subservient in size, scale and mass to the original dwelling house and should never dominate or be disproportionate to an existing property.

The proposed extension would be located to the rear and side of the property, and would therefore be partly visible from the street scene. The proposed extension would be single storey, with a roof height lower than that of the main dwelling, and would be subservient in size, scale and mass to the original dwelling. The side extension would be set considerably back from the front elevation of the main dwelling so would not dominate the existing property. As the development would be single storey, it would continue to provide

appropriate separation distance and spacing between the dwellings to maintain the character of the street scene.

With regard materials, the application confirms that the facing brickwork will match the existing.

The proposal will not affect trees, hedges or parking provision. There remains sufficient on-drive parking due to the positioning of the proposed extension.

Given the above, it is considered that the design, layout and appearance of the proposed extension is acceptable and satisfies the requirements of Policy GN3 of the West Lancashire Local Plan and the West Lancashire Design Guide SPD.

Impact on residential amenity / neighbours

- 11.2 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the proposed and neighbouring properties. The Design Guide SPD explains that extensions must have consideration for the amenity of the neighbouring properties in terms of overlooking, overshadowing and overbearing impact.

The West Lancashire Design Guide SPD states that overshadowing may occur where a single storey rear extension alongside a common boundary projects outwards, beyond the neighbours own building, by more than 4m.

The neighbouring property (no.46) is of similar existing design to no.44 with a small rear outrigger and patio area between the outrigger and party boundary. The neighbouring occupants have raised concerns about shadowing over the patio and a reduction of light into their rear living room.

It is acknowledged that their existing outrigger (projecting approximately 2.4m from their rear elevation), together with this proposal, poses a small risk of creating a tunnelling effect. However, that outrigger is set 3.8m in from the boundary with no. 46 and so it is considered that this proposal should not result in an unacceptable loss of light as reasonable width for light remains.

Furthermore, the proposed extension, immediately along the common boundary, will not project more than 4m beyond the neighbours (no.46) property, having a depth of 3.15 metres adjacent to the party boundary and so the design is in accordance with the requirements of the Design Guide SPD. Whilst the proposed extension exceeds 4m from the rear in part, that element is set in from the common boundary of no.46 by more than 3.5m. Given the lean to roof design and limited projection, I am satisfied that the proposed extension would not result in significant overshadowing or be overbearing to the neighbouring property.

With regard the other neighbouring property (no.42), the proposed side/rear extension will be built up to the common boundary. No.42 has a small lean to store built against the gable of the dwelling, and adjoining the common boundary. The rear of the store is flush with the rear of the dwelling itself. The proposed extension at no.44 projects 4.5m from the rear of the adjacent store. This relationship is considered satisfactory and the single storey design of the proposed extension ensures that it would not overshadow the neighbouring garden or be overbearing in relation to the adjoining property. Whilst there were originally side facing windows in the neighbour's store these have now been boarded up. The proposed extension would include two sets of doors facing into the rear garden,

and there are no side windows proposed. Thus, there are no concerns in respect of the impact on privacy on neighbouring properties.

I am satisfied that the proposed extension maintains a satisfactory level of residential amenity for future residents of the host property and existing residents adjoining the site and that the proposal complies with Policy GN3 in the Local Plan and the Council's SPD Design Guide.

CONCLUSION

11.3 Given the above, it is considered that the proposal will not have a detrimental impact on the appearance of the host property or the amenity of neighbouring residents. As such the proposal complies with WLLP Policy GN3 and the Design Guide SPD.

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:
Location plan, AP—001, Received by the LPA 16 November 2020
Existing site layout, AP—002, Received by the LPA 16 November 2020
Proposed site layout, AP—003 Rev A, Received by the LPA 8 December 2020
Existing floorplans, AP—100, Received by the LPA 16 November 2020
Proposed floorplans, AP—300, Received by the LPA 16 November 2020
Existing elevation plans, AP—200, Received by the LPA 16 November 2020
Proposed elevation plans, AP—400, Received by the LPA 16 November 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. 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.

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

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.