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| No.5 | APPLICATION NO. | 2021/0118/FUL |
| | LOCATION | 72 Redgate Ormskirk Lancashire L39 3NR |
| | PROPOSAL | Proposed double storey side dormer extension with internal alterations. |
| | APPLICANT | Mr Gary Barlow |
| | WARD | Knowsley |
| | PARISH | Unparished - Ormskirk |
| | TARGET DATE | 26th March 2021 |

1.0 REFERRAL

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

2.0 SUMMARY

- 2.1 The proposal is for a two-storey side extension with dormers, and is considered acceptable in design terms. It is considered that the proposal would not lead to an unreasonable loss of light, privacy or amenity for neighbouring properties or have a detrimental impact on the character of the property or street scene. 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 3-bedroom semi-detached dwelling, with first floor dormers, located in Ormskirk within a residential area. The property is brick built with concrete tiles and white uPVC fenestration. There is currently a hard surfaced driveway along the side of the property, with a paved parking area to the front, and a garden to the rear of the property.

5.0 THE PROPOSAL

- 5.1 The proposal is for a two-storey side dormer extension, with internal alterations, which would extend the property up to the boundary line. The proposed extension would create new pitched dormers at front and rear, along with new windows at ground level. The proposed extension would also create a new front entrance/porch area which would project forward of the existing front elevation. The extension would create new living areas to the ground floor, and an office and bathroom on the first floor.

The proposed dimensions include:

Rear Width 2.5m / Front width 4.8m
 Gable Length 8.1m
 Depth from existing front elevation 0.8m
 Dormer projection at ridge height 2.8m

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 None.

7.0 CONSULTEE RESPONSES

7.1 None.

8.0 OTHER REPRESENTATIONS

8.1 Objections received on the grounds of:

loss of light
loss of privacy
impact on amenity / access
compromise to building lines / appearance of street
property devaluation,
land trespass,
boundary concerns

9.0 SUPPORTING INFORMATION

9.1 None.

10.0 RELEVANT PLANNING POLICIES

10.1 The application site is located within the Key Service Centre of Ormskirk with Aughton 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

IF2 – Enhancing sustainable transport choice

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 never dominate or be disproportionate to an existing property.

The Design Guide SPD encourages ridge heights on proposed extensions to be set lower than the ridge height of the host property. In this case, the proposal will maintain the existing ridge height of the property, but, due to the dormer design of the property, I am satisfied that this would not look incongruous and would maintain consistency with neighbouring properties. A number of neighbouring properties in the vicinity have had side extensions which maintain the original ridge line. The existing dormers of the property are

flat roofed, whilst the proposed dormers will be pitched but it is considered that this variation breaks up the mass of the extended roof line.

The proposed side extension runs the full gable length of the existing property and follows the same design as the existing gable - with the same angle of roof pitch and a side gable window at first floor level.

The proposed extension would also create a new porch area to the front of the property, extending forward of the existing front elevation by 0.8m. The proposed roof slope would therefore continue beyond the existing eaves line and 'wrap around' the front to create the front porch roof. The Council's SPD Design Guide advises that front porches should not project excessively and be of a size and form which respects the proportions and appearance of the original dwelling. The proposed new entrance will extend across part of the front elevation but I have no concerns that this would create harm to the character of the property or the street scene and it would not be disproportionate to the existing property. A number of neighbouring properties (including no.74) feature porch extensions to the front elevation and so I do not consider this proposal would appear incongruous. Many of the properties in the immediate vicinity have been altered, through various extensions, so there is already a varied mix of property appearances.

The proposal will not affect trees or hedges. With regard materials, the application confirms that proposed materials will match the existing.

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 advises that when assessing the impact of a side extension it is important to consider whether the proposal would result in overshadowing, overlooking or an overbearing impact to neighbouring properties. The property which would be most affected by the development would be number 74 Redgate.

The neighbours at 74 Redgate have raised a number of objections including both material planning considerations (loss of light to their bathroom, kitchen and landing, impact on the building line and the ability to retain access to their own property) and non-material planning considerations (property devaluation, land trespass during development).

Whilst the side extension would reduce the existing gap between the properties, it is not considered that the proposed development would result in an unacceptable loss of light or be over bearing in relation to the neighbouring property. I do not consider that the difference in ground levels is substantial enough to result in the creation of any harm to amenity through this proposal, for example by creating an overbearing height. The neighbouring property at number 74 Redgate has three side facing windows, but these serve a landing, bathroom and secondary kitchen window. As these are not primary windows, it is considered that the proposed extension will not result in loss of light or be overbearing to an extent that would warrant a refusal of planning permission. Whilst a side

facing window is proposed at first floor level, this would serve a landing and can be conditioned to be non-opening and obscure glazed ensuring no overlooking of the neighbouring property. Whilst the plans show that the extension will be built up to the boundary this is not uncommon. To remediate part of the neighbour's objections, the architect has revised the proposed plans to bring the proposed side elevation in from the boundary with no.74 (by 0.1 metres) and remove any roof overhang across the shared boundary.

The proposed changes to the front of the dwelling, including the dormer and porch, would not be considered to detrimentally affect the amenity of neighbouring properties, including that of Number 83 and 85 which face this property. The proposed features do not project unacceptably forward of the existing dwelling, are in keeping with surrounding design and should not exacerbate any overlooking. The adjoining neighbour at no.70 has a single storey rear extension, and it is not considered that the proposal would have a detrimental impact on their amenity, given the proposed extension and rear dormer are sited on the gable side and would maintain the current rear elevation line.

The proposal includes an additional rear dormer window which would serve a bathroom. Given the fact that the host property already has rear facing dormer windows and the rear (eastern) boundary of this site is screened by tall vegetation, I do not consider that the development would have a significant impact on the amenity of the rear neighbours at 12 Ash Close.

Therefore, I am satisfied that the proposed extension maintains a satisfactory level of residential amenity for 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.

Parking

- 11.3 Local Plan Policy IF2 sets parking standards for residential development, and requires that dwellings with 2-3 bedrooms have 2 parking spaces and dwellings with 4+ bedrooms have 3 parking spaces.

The dwelling is currently a 3 bedroom house, and the proposal makes no changes to the number of bedrooms. However, the existing driveway runs the length of the property, and so a significant part of this would be replaced by the proposed extension, with the result of reducing the length of driveway.

The front of the property is currently paved, and provides parking space for two cars. As a result of the proposal, there would remain 6.4m of space between the front elevation and street pavement and the parking provision at the front would be retained. Therefore, it is considered that the proposed extension is in accordance with Policy IF2 of the West Lancashire Local Plan.

CONCLUSION

- 11.4 Given the above, it is considered the proposal will not have detrimental impact on the amenity of neighbouring residents, the appearance of the host property or the character of the street scene. As such the policy complies with Policy GN1, GN3 and IF2 of the West Lancashire Local Plan 2012-2027 DPD and the West Lancashire Design Guide SPD.

12.0 RECOMMENDATION

- 12.1 That planning permission be GRANTED subject to the following conditions and reasons:

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:
Existing plan, Drawing no. PL01, received by the LPA on 29 January 2021
Location plan, Drawing no. PL03, received by the LPA on 29 January 2021
Existing site plan, Drawing no. PL04, received by the LPA on 29 January 2021
Proposed Site plan, Drawing no. PL05, received by the LPA on 29 January 2021
Proposed plan, Drawing no. PL02 Rev A, received by the LPA on 29 March 2021
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 first floor window on the side elevation as indicated on drawing PL02 Rev A (received by the LPA on 29 March 2021); has 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 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.

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
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.