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| <b>No.1</b> | <b>APPLICATION NO.</b> | 2021/0569/FUL  |
|             | <b>LOCATION</b>        | 11 Old Rectory Green Aughton Ormskirk Lancashire L39 6TE   |
|             | <b>PROPOSAL</b>        | Single storey rear extension; extension to existing garage including provision of first floor; extensions to front elevation and alterations to external walls including replacement windows, a new porch and rendered finish. |
|             | <b>APPLICANT</b>       | Chris Waine  |
|             | <b>WARD</b>            | Aughton And Downholland  |
|             | <b>PARISH</b>          | Aughton  |
|             | <b>TARGET DATE</b>     | 25th June 2021   |

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## **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 Planning Committee to consider the possible loss of residential amenity and overdevelopment of the site.

## **2.0** **SUMMARY**

- 2.1 The proposal is for a first-floor extension above the existing garage, a single storey rear extension of 4.5m depth part replacing a conservatory, and alterations/remodelling to front elevations to including a dormer and porch. The development 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 drainage system is outside the footprint of the existing and proposed building and any detailed considerations can be dealt with through the Building Regulations during construction. 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 with conditions**

## **4.0** **THE SITE**

- 4.1 The site consists of a detached two-storey dwelling with attached flat roof garage located on the west side of Old Rectory Green in Aughton. The site is within a cul-de-sac of other detached two-storey and bungalow dwellings of varying styles.

## **5.0** **THE PROPOSAL**

- 5.1 The application proposes a single storey rear extension, extension to garage including first floor provision, extensions to front elevations/alterations to external elevations including, dormer, replacement windows, a new porch and rendered finish.
- 5.2 This application follows the withdrawal of a previous application (2020/1184/FUL)

## **6.0** **PREVIOUS RELEVANT DECISIONS**

- 6.1 2020/1184/FUL Single storey rear extension; extension to existing garage including provision of first floor; extensions to front elevation and alterations to external walls including replacement windows, a new porch and rendered finish. WITHDRAWN 24.02.2021

2017/0038/FUL Demolition of existing flat roof garage and rear conservatory. Construction of a two storey side extension and single storey rear extension and erection of front porch.  
GRANTED 20.04.2017

2016/0030/FUL Part two storey/part single storey extension at side/rear and side porch  
REFUSED 08.03.2016

40/2003 Tree Preservation Orders (Town and Country Planning Act 1990) Tree Preservation Order No WLDC 40 2003

## **7.0 CONSULTEE RESPONSES**

7.1 Arboricultural Officer (24.05.2021) - no objection.

7.2 Principal Engineer (Drainage) (30.06.2021) - no objections in principle.

## **8.0 OTHER REPRESENTATIONS**

8.1 Aughton Parish Council (17.06.2021) made comments neither supporting, nor objecting to the proposal. The Parish Council would like the concerns over drainage issues to be addressed with relevant authorities prior to consideration of planning permission.

8.2 Objections from neighbouring occupiers received on the following planning grounds,

Impact on important trees – TPO trees not shown;  
Impact on highway safety – insufficient width of double garage;  
Visual appearance and design – impact on the character of the property and street-scene, overdevelopment;  
Residential amenity – overlooking, overbearing;  
Impact on drainage – sewers;  
Inaccurate plans - existing and proposed site plans.

## **9.0 SUPPORTING INFORMATION**

9.1 Drainage Report 25.06.2021 and Drainage Plan 24.06.2021

9.2 Design and Access Statement 30.04.2021

## **10.0 RELEVANT PLANNING POLICIES**

10.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.

10.2 The application site is located within the Key Service Centre of Ormskirk with Aughton as designated in the West Lancashire Local Plan (2012-27) DPD.

10.3 The most relevant section of the National Planning Policy Framework (NPPF) is: Chapter 12- Achieving well designed places.

10.4 The relevant West Lancashire Local Plan 2012-2027 DPD sections are:  
GN3 - Criteria for Sustainable Development  
IF2 – Sustainable Transport Choices  
EN2 – Preserving and Enhancing West Lancashire's Natural Environment

10.5 The relevant Supplementary Planning Document / Guidance is:  
Design Guide (January 2008)

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

11.1 The main considerations in the assessment of this application are

Visual appearance and design  
Impact on residential amenity  
Impact on highway safety  
Impact on trees  
Impact on drainage

### **Visual appearance and design**

11.2 Policy GN3 along with the Council's SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the property and its surroundings. The key elements of the design are considered below and consist of the site layout, front elevation, side extension and rear extension.

11.3 In plan terms, the proposed site layout maintains the existing footprint of the garage, stays within the side and rear elevations of the existing dwelling-house, and does not increase the footprint of the front elevation beyond a marginal increase for the bay window. Given this, the proposal is an appropriate development of the plot.

11.4 The proposed two storey side extension, as seen from the front elevation, produces a subservient design that is set back from the main elevation and has a lower ridge line. The additional front dormer is similar in size to the existing windows and has matching, harmonious roof pitches. The use of matching brick above the garage door, will reduce the dominance of render on the property and maintain the brick feel of the cul-de-sac (which is varied in street-scene in terms of materials and built forms). Finally, as seen from the front, the roof tiles, anthracite windows and doors, materials and features blend the extension in with the host property and improve the overall appearance.

11.5 The proposal creates a more symmetrical, balanced appearance to the front elevation through the repositioning of the windows and the addition of a first-floor element with dual pitched roof to the side. The addition of the front elevation ground floor gable bay window creates a centre piece for the construction and harmonises well with the roof line above.

11.6 The street scene is varied in terms of housing designs and materials used, with some partial rendering on properties. Given this, and accounting for the above, the proposal does not significantly impact the character of the property or street-scene.

11.7 Given the size and design of the proposal, the visual appearance and design aspects are considered compliant with GN3 in the Local Plan and the Council's Design Guide Supplementary Planning Document.

### **Impact on residential amenity**

11.8 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 neighbouring and proposed properties.

- 11.9 The proposal creates a first-floor side/rear extension on the northern side with three additional side windows serving bathroom or en-suites. This part of the extension is set 3m off the boundary. These side windows will be obscured glazed and secured through planning condition to prevent any overlooking impact on No.10 Old Rectory Green. There are Juliette Balconies proposed on the rear elevation. In relation to the proposed Juliette window to bed 1, this will create no additional overlooking impacts compared to the existing rear window in this location. There is also a proposed Juliette window to bed 5 but given the separation distance to the side boundary, and oblique angles I do not consider the potential of overlooking from this window would have a significant amenity impact to 10 Rectory Green . Given the position and orientation of the Juliette windows, I am satisfied they will not create significant overlooking issues to the gardens of adjacent properties.
- 11.10 The single storey rear extension partly replaces an existing conservatory. Given its 4.5m depth and the position and orientation of the adjacent detached property it will not adversely affect the amenities of No.9 Old Rectory Green
- 11.11 The separation distances, position of buildings and orientations are sufficient enough from No.9 and No.10 Rectory Green to cause no significant overbearing or overshadowing impacts on these properties.
- 11.12 Therefore, the proposal will not have a significant impact on the residential amenities of adjoining residents and is considered to be compliant with GN3 in the Local Plan and the Council's Design Guide Supplementary Planning Document.

### **Impact on highway safety**

- 11.13 Policy IF2 of the West Lancashire Local Plan 2012-2027 DPD states that development should ensure that parking provision is made in line with the standards set out in Local Plan Policy IF2.
- 11.14 Local Plan Policy IF2 states that dwellings with 2-3 bedrooms require 2 parking spaces and dwellings with 4 bedrooms require 3 parking spaces. The proposal has 4 bedrooms.
- 11.15 Therefore, the proposal is compliant with IF2 as there is existing provision for 3 parking spaces in the front driveway and garage.

### **Impact on trees**

- 11.16 Policy EN2 of the West Lancashire Local Plan (2012-2027) DPD states that development proposals should avoid encroachment into the canopy area or root spread or trees considered worthy of retention. There are trees to the rear of the site protected by a Tree Preservation Order.
- 11.17 The Council's Tree Officer has assessed the proposal and considers that that the TPO trees to the rear of the property will not be a constraint to the development. The submitted Arboricultural Impact Assessment includes sufficient tree protection measures, which will be secured through planning condition.
- 11.18 Therefore, the proposal is considered to be compliant with Policy EN2 in the Local Plan.

### **Reducing flood risk**

- 11.19 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should not result in unacceptable flood risk or drainage problems.

- 11.20 Neighbours have raised issues about drainage problems in the area and public sewers passing through the application site. The applicants have submitted a drainage report and plan which both demonstrate that the foul and surface drains pass close to the garage but do not pass under the footings. The drainage system is outside the footprint of the existing and proposed building and, as confirmed by WLBC Drainage Engineer's response, and any detailed construction considerations in relation to the drains will be dealt with through the Building Regulations.
- 11.21 Therefore, the proposal will not have a significant impact on drainage issues and is considered to be compliant with GN3 in the Local Plan and the Council's Design Guide Supplementary Planning Document.

### **Summary**

- 11.22 Given the above, the proposal is considered to meet the requirements of Policies GN3, IF2 and EN2 of the West Lancashire Local Plan 2012-2027 DPD and 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:  
Site Layout Plan reference AL-20-002 Rev 1;  
received by the Local Planning Authority on 30/04/2021;  
Proposed Plans reference AE-20-001 Rev 0;  
received by the Local Planning Authority on 30/04/2021;  
Proposed Elevations reference AE-20-002 Rev 0;  
received by the Local Planning Authority on 30/04/2021;  
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 development (brickwork, cladding and roofing materials along with materials used in any hard surface) shall be as outlined on the following plans and documents:  
Proposed Elevations reference AE-20-002 Rev 0;  
received by the Local Planning Authority on 30/04/2021;  
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. Prior to the commencement of the use of the development hereby approved, unless required for purposes as an escape window(s), the three bathroom/en-suite located on the first floor northern elevation of the dwelling-house shall be fitted with obscure glass (Pilkington level 3 or equivalent) and be non-opening and shall remain so fitted at all times thereafter for the duration of the development. If required for escape purposes the

window(s) shall be fitted with obscure glass (Pilkington level 3 or equivalent) and shall include a restrictor mechanism to prevent the window(s) from opening more than 50mm during normal use/non-emergency situations and shall remain so fitted at all times thereafter for the duration of the development.

Reason: To protect the privacy 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. The development hereby permitted shall be implemented in accordance with the submitted Arboricultural Method Statement ref DTCL.261.AMS.2021; received 24.06.2021; Tree Protection Plan ref DTCL.261.TS.02 - received 24.06.2021; Tree Schedule received 24.06.2021; 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 Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:  
GN3 - Criteria for Sustainable Development  
IF2 - Impact on Highway Safety  
EN2 - Preserving and Enhancing West Lancashire's Natural Environment  
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.