

No.3	APPLICATION NO.	2021/0875/FUL
	LOCATION	56 Granville Park West Aughton Ormskirk Lancashire L39 5HS
	PROPOSAL	Demolish existing conservatory, replace with proposed extension to rear and side. Extend above existing rear extension and proposed. Dormers to FF bedrooms. Porch to front elevation.
		2020/0317/FUL Approval was granted for the above description. The new application is as the original application but with a small office added to the original side single storey extension.
	APPLICANT	Mr & Mrs Stephen & Imelda Sankson
	WARD	Aughton And Downholland
	PARISH	Aughton
	TARGET DATE	8th September 2021

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 Committee to consider the impact of the development upon the neighbouring property and possible over development of the site.

2.0 SUMMARY

- 2.1 This application seeks to further extend no. 56 Granville Park West beyond the works approved under application 2020/0317/FUL by the addition of a single storey extension to the side to create an office space. It is considered that the design and appearance of the proposal is acceptable and would not harm 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 Members may recall that the site benefits from planning permission (2020/0317/FUL) for demolition of existing conservatory and erection of a front porch, two storey and single storey side and rear extensions including dormers to side elevation. Fenestration alterations were also approved including a ground floor window to western elevation and rooflight windows to east and west elevations.
- 5.2 This current application amends the scheme approved under application 2020/0317/FUL by proposing an increase in the size of the single storey extension to the side. The

additional area proposed under this application measures approx. 1.8m (width) x 3.5m (length) and would have a flat roof to a height of approx 2.8m.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2021/0687/NMA – Non-material amendment to planning permission 2020/0317/FUL - To extend the single storey extension out further. Refused 28.05.2021.
- 6.2 2021/0029/CON - Approval of details reserved by condition no's 3 and 5 on planning permission 2020/0317/FUL relating to materials, details and conservation roof light specification. Approved.
- 6.3 2020/0317/FUL - 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. Granted 11.09.2020.
- 6.4 2013/0643/FUL - Retention of 1 no. window and insertion of additional window to ground floor west elevation. Granted 29.08.2013.
- 6.5 2013/0335/FUL - Single storey rear extension including installation of patio doors to the east elevation. Granted 30.05.2013.
- 6.6 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 (11/08/2021) - The Parish Council wishes to iterate comments made in relation to the previous application 2020/0317/FUL.

Members raised concerns about potential 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 (LP.EN4).

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.

This latest application for the addition of a small office (the Coach House currently shows a Study within) appears to be significantly different to the approved permission and could therefore be contrary to LP Policy and NPPF Guidance.

Full tree protection should be afforded to the site and the neighbouring trees and the mature woodland subject to a TPO.

9.0 SUPPORTING INFORMATION

- 9.1 BS5837 Arboricultural Survey and recommendations.

9.2 Design and Access Statement / Heritage Statement.

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)

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 the design and 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 current proposal differs in detail from that approved under application 2020/0317/FUL by means of extending the approved single storey extension further into the existing garden area (from the east elevation) to create an office space. The principle of a single storey side extension has already been established through the previous approval, although this current proposal increases the projection by approx. 1.8m.
- 11.7 As no. 56 Granville Park West is set back from the highway, the front of the property can only be glimpsed from the public frontage. The extension given its location would not be seen from the public viewing points within the Conservation Area.
- 11.8 The single storey extension as proposed would be subservient in design and scale to the existing dwelling and is stepped in some short distance from the side extension which was approved under application 2020/0317/FUL.
- 11.9 Although the increase in projection of the extension would alter the linear plan form of the former coach house, the application property benefits from planning permission for demolition of the existing conservatory and construction of a two storey and single storey side and rear extension including dormers to side elevation and front porch. The extensions approved will have a visual impact on the building and I am of the view that the additional single storey extension will have no greater impact. The application property, as a result of the extension, would still be seen as an ancillary building in the context of the host property, 54 Granville Park West, a large Victorian Villa.
- 11.10 Therefore for the reasons given above I do not consider that the extensions proposed 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.
- 11.11 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.
- 11.12 Materials have been confirmed to match the existing dwelling and have previously been agreed under a discharge of condition application reference 2021/0029/CON.
- 11.13 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 polices in the Local Plan.

Impact upon neighbouring properties

- 11.14 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.
- 11.15 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.
- 11.16 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 development proposed in addition to the development granted under 2020/0317/FUL is single storey which is stepped in some 7.7m from the common boundary. Given this distance and the design of the extension I would not foresee any significant detrimental impact upon the occupants of no.54 as a result of the development proposals.
- 11.17 The other neighbouring property is no. 1 Granville Park. As the additional single storey element to the development is to the eastern side of the property I would not foresee any additional impact upon the occupants of no.1. A planning condition will remain on any approval in terms of the location of roof lights on the western elevation as per application 2020/0317/FUL.
- 11.18 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

- 11.19 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.
- 11.20 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.
- 11.21 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.
- 11.22 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.
- 11.23 The development would therefore comply with Policy EN2 of the WLLP in terms of the development's impact upon trees.

Highways

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

Summary

11.25 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 1644.08; 1644.07; 1644.09 and 1644.10 received by the Local Planning Authority on 28/06/2021; 14/07/2021; 14/07/2021 and 14/07/2021
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 used externally on the building shall comprise of Pre-War Commons-Highgate Blend brickwork and slate roof as detailed in material document received by the Local Planning Authority on 08/01/2021 and agreed under application reference 2021/0029/CON.
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 as detailed in rooflight document received by the Local Planning Authority on 08/01/2021 and agreed under application reference 2021/0029/CON.
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 28/06/2021; 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.

7. For the avoidance of doubt, the first floor rooflights on the western elevation shall not be installed below a height of 1.8 metres measured from the floor of the room in which the windows are installed.

Reason: To protect the privacy of adjacent residential properties and so comply with the provisions of Policy GN3 in the West Lancashire Local Plan.

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.