

No.1	APPLICATION NO.	2021/0734/FUL
	LOCATION	38 Granville Park Aughton Ormskirk Lancashire L39 5DU
	PROPOSAL	Extensions to the property including part single-storey side/rear, part two-storey, part first floor and basement garage extensions to side
	APPLICANT	Mr + Mrs McNeill
	WARD	Aughton And Downholland
	PARISH	Aughton
	TARGET DATE	29th July 2021

1.0 **DEFERRAL**

- 1.1 This application was considered by the Council's Planning Committee at the October meeting. Members deferred the item to allow an organised site visit to be carried out to the adjoining property and to allow officers to discuss with the applicant the possibility of retaining the conifer hedge along the site boundary with number 40 Granville Park.
- 1.2 The agent has provided additional information since the last Committee and has advised that having discussed the application with his client, potential amendments to the plans to facilitate retention of the Leylandii Hedge would compromise the development to a significant extent as substantial design changes would be necessary. The applicant is of the view that the hedge is of limited value in terms of the character and appearance of the Conservation Area and that the scheme as submitted affords appropriate protection to the amenities of nearby residents. The applicant would like the Committee to determine the application on the basis on which it has been submitted.

2.0 **SUMMARY**

- 2.1 On balance the proposed development, comprising part single-storey side/rear, part two-storey, part first floor and basement garage extensions to side is considered acceptable in principle. It is considered the proposal would not have a significant impact on the amenity of neighbouring properties and would not adversely impact upon the character of the property or the character and appearance of the Granville Park Conservation Area. The proposal is considered to be compliant with the requirements of the NPPF and Policies GN3, EN2, EN4 and IF2 of the West Lancashire Local Plan DPD (2012-2027) and the SPD Design Guide.

3.0 **RECOMMENDATION: APPROVE with conditions.**

4.0 **THE SITE**

- 4.1 The application site relates to a modern 1970's detached property located to the north side of Granville Park, Aughton at the front of the property there is a high level brick wall and entrance gates. The property is amongst a mix of large traditional Victorian properties, Arts and Crafts style properties, and properties that have previously been or are in the process of being modernised within an established residential area of Aughton. The property is located within the Granville Park Conservation Area.

5.0 **THE PROPOSAL**

- 5.1 This application seeks planning permission for extensions to the property including part single-storey side/rear, part two-storey, part first floor and basement garage extensions to side

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2005/1141 - Conservation Area Consent - Demolition of front boundary wall GRANTED (11/11/2005)
- 6.2 2005/1140 - Erection of replacement front boundary wall (max. 1m high). Erection of galvanized steel fence (max. 1.5m high) behind existing hedge GRANTED (11/11/2005)
- 6.3 2005/0507 - Detached double garage. New hardwood timber entrance gates and brick piers (max. 2.3m high) GRANTED (10/06/2005)

7.0 CONSULTEE RESPONSES

- 7.1 None received.

8.0 OTHER REPRESENTATIONS

- 8.1 Aughton Parish Council (13/07/2021) – raise no objections in principle to proposal.
- 8.2 Letters of objection have been received which can be summarised as:

Scale of development almost doubles size of property;
Reduced green space;
Additional larger rear windows in house will increase overlooking;
Overall this development is too large for the site and loss of green space is not in keeping with conservation area;
Single-storey extension in excess of permitted 4m beyond existing rear;
Side extension should only be single-storey;
Property to rear adversely affected by close proximity of development through noise and disruption by large room shown as living area;
No. 40 adjacent is one of the oldest in the Granville Park CA and one of the most significant from a heritage point of view;
Extension positioned too close to no 40;
Loss of boundary conifer hedge resulting in significant visual and privacy impact on No. 40;
The close juxtaposition of modern and Victorian styles with no buffer between them would present a visual clash that would erode the current view from the streetscene;
Spaciousness between adjacent properties should be considered;
Very close proximity of proposed structure to the boundary wall and limited boundary treatment would substantially erode privacy of No.40;
Propose structure would result in narrow corridor between proposed structure and west boundary wall with No. 40;
Architect's heritage assessment state proposal sympathetic to the asset its site and surroundings and proposed development considered to have minimal impact on locally and immediate neighbouring properties; this would only be true if boundary evergreen trees were left in place;
Sewerage drain crosses neighbouring property;
The extension would require a building over agreement and there is no evidence this has been sought or could be achieved;
The proposal shows an attractive modern structure that relates to other modern designs;

Not against development or improvements but needs to be right balance in terms of impact on adjacent properties.

9.0 SUPPORTING INFORMATION

- 9.1 Design and Access statement including Heritage statement (03/06/2021)
- 9.2 Tree Survey report (03/06/2021)
- 9.3 Tree survey Arboricultural Impact Assessment and method statement (03/06/2021)

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 Area and the Granville Park Conservation Area as designated in the West Lancashire Local Plan Proposal Map.
- 10.3 National Planning Policy Framework (NPPF)
Chapter 12 – Achieving well designed places.
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 – Conserving and enhancing the historic environment
- 10.4 West Lancashire Local Plan 2012-2027 DPD
Policy SP1 - A Sustainable Development Framework for West Lancashire
Policy GN1 - Settlement Boundaries
Policy GN3 - Criteria for Sustainable Development
Policy IF2 - Enhancing Sustainable Transport Choice
Policy EN2 – Preserving and Enhancing West Lancashire's Natural Environment
Policy EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets.

Supplementary Planning Document, Design Guide (Jan 2008)

Supplementary Planning Document, Granville Park Conservation Area Design Guide (June 2017)

Granville Park Conservation Area Appraisal (June 2017)

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 upon the Conservation Area
Impact on residential amenity
Impact on highway safety
Trees/landscape
Drainage

Visual appearance and design/impact upon the Conservation Area

- 11.2 The property lies within the Granville Park Conservation Area. The principle statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. Local Planning Authorities

should in coming to decisions consider the principle act. In relation to Conservation Areas, section 72(1) of the Act advises that in undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

- 11.3 In relation to conservation areas decision makers should consider the impacts on the character and appearance of a conservation area separately and that development proposals need to satisfy both aspects (to preserve or enhance) to be acceptable.
- 11.4 The NPPF advises that in determining planning applications, LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied.
- 11.5 Policy EN4 in the Council's Local Plan provides a presumption in favour of the conservation of designated heritage assets. Development will not be permitted that adversely affects a conservation area. Policy GN3 in the Local Plan provides detailed criteria relating to the design and layout of development, in particular development should relate well to adjacent buildings the area generally and natural features of the site in terms of siting, scale, orientation, design, detailing, materials and residential amenity.
- 11.6 The Council's SPD advises 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 streetscene because of their height, scale or roofline. The SPD also advises that development, which affects a building of historic interest including its setting or a conservation area needs to be sensitive to the character of the historic environment, be of high quality in terms of design and the materials used and aim to enhance the character and appearance of the wider area.
- 11.7 The property lies within the Granville Park Conservation Area and is a modern 1970's detached dwelling, which has a neutral impact on the character and appearance of the Conservation Area. The property has been the subject of pre-application discussion with a number of sketch options circulated to extend the property. Previously, issues had been raised regarding massing and subservience and the agent has responded to concerns raised to arrive at the current scheme through a revised design.
- 11.8 The existing dwelling is of a split level design, characteristic of its era and is not centrally located in the plot. It is a typical 1970's brick design with an asymmetrical roof and a projecting front outrigger in contrasting material. The property sits close to the eastern boundary of the site and adjacent property no. 36 Granville Park. At present the property has a side drive to the west and the party boundary with number 40 is delineated by an extensive conifer hedge. There are significant changes in levels across the site.
- 11.9 This application proposes substantial extension and renovation works to the property, with the provision of side and rear extensions. Due to the difference in levels, the applicant proposes to create a basement garage with part single storey, part 2 storey extension above. The single storey extension would project into the rear garden to form a lounge area. When viewed from Granville Park, the scheme would see the removal of an existing side dormer window and the creation of a new 2 storey gable, which would mirror the pitch of the existing roof and would facilitate the provision of additional bedroom accommodation at first floor. The scheme also includes a flat roofed element above the

proposed subterranean garage which would extend closer to the party boundary with number 40 and project past the rear building line of the existing house. This additional accommodation would be used as a gym, home office and lounge area.

- 11.10 On balance I am of the view that the massing of the proposed extensions is appropriate. The property lies between two much more substantial buildings. The proposed extensions would be subservient to the host building and respect the existing roof form and design, continuing and mirroring the shallow roof pitch. This will result in a harmonious appearance and I consider the general design to be acceptable. The fenestration respects the vertical proportions of the existing windows and retains the rhythm and arrangement. The proposal would introduce a more contemporary palette of materials, which would create a modern appearance, consistent with a number of more recent new builds in the Conservation Area.
- 11.11 The Granville Park Conservation Area is generally characterised by properties situated on large plots and the size and form of its buildings contribute towards the feeling of spaciousness and openness. In this particular case, the application plot is relatively modest in scale. Whilst I appreciate the proposed side extension would fill the width of the plot and would include the removal of the conifer hedge along the side boundary, it is my view that on balance any harmful appearance and impact upon the character and appearance of the Conservation Area is mitigated through the proposed design. The extension along the common boundary with No. 40 is primarily of a low rise, flat roofed appearance with the two storey element stepped in from the common boundary, providing a visual break when viewed from Granville Park and given the position of the property set back from the road, I consider this to be acceptable.
- 11.12 Overall, I am of the view the design of the proposal is acceptable. I consider the proposal would meet the statutory test 'to preserve' and would not cause any harm to the significance of the character and appearance of the Granville Park Conservation Area. As such, the proposal meets the objectives of Chapter 16 of the NPPF and accords with Policy EN4 of the West Lancashire Local Plan and the Council's statutory duty.

Impact on residential amenity

- 11.13 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.
- 11.14 I acknowledge the comments received from local residents who have raised concerns regarding loss of privacy, loss of the existing boundary conifer hedge and the impact the development would have on neighbouring properties.
- 11.15 The property to the rear of the site is The Alcove, Quarry Drive. The proposed part first floor/part two storey element of the extension would introduce three additional windows at first floor level in the rear elevation of the proposal and increase the length of the existing windows in the rear elevation at first floor level of the main dwelling. In terms of the increase in length of the existing windows in the main dwelling I do not consider that this would result in any further impact on residential amenity than that which currently exists.
- 11.16 In terms of the introduction of three windows in the proposed extension at first floor level, two of these windows would be obscurely glazed as they are to serve en-suite bathrooms, the other window would serve a bedroom. Noting the separation distance of approx. 22m from the rear of the proposed extension to the rear elevation of The Alcove Quarry Drive, the presence of existing first floor rear facing bedroom windows in the property and the

existing high hedge boundary treatment which is to be retained, I do not consider that any significant loss of residential amenity would occur.

- 11.17 I am also satisfied that the single storey rear lounge extension would have no significant impact on the amenities of residents of The Alcove or number 36 Granville Park due to its flat roof design, position away from the party boundary and the existing boundary screening.
- 11.18 In relation to the adjacent neighbour No. 40 Granville Park the proposed single-storey side extension would be set in approx. 2.0m at its widest point (front) from the common boundary with No. 40 and approx. 0.4m at its smallest point (rear). Given the flat roofed design of the side extension, I am satisfied this element of the proposal would not be overbearing or result in overshadowing to the neighbouring property. The proposed single-storey side extension proposes three windows in this side elevation to serve landing/hall, study room and secondary window serving the rear lounge. This side boundary currently benefits from a high conifer hedge boundary treatment. Since the submission of the application, to overcome the concerns of the neighbouring properties in relation to loss of privacy the application proposes a 1.8m high boundary fence that would replace the existing conifer hedge along with native indigenous shrubs/mixed hedge evergreen planting along this section of the western boundary. As such I do not consider that any significant loss of residential amenity would occur through loss of privacy.
- 11.19 In relation to the part two-storey side extension this would be set in approx. 5.m (front) and 4.0m (rear) from the common boundary with No. 40. No first-floor side facing windows are proposed. Three skylights approx. 3.4m above floor level would be introduced on this side elevation however owing to their overall height I do not consider that any significant loss of residential amenity would occur. Given the separation distance of this 2 storey element from the adjacent property, I am satisfied that it would not be overbearing or result in significant loss of light to number 40.
- 11.20 Owing to the separation distance and off-set position of properties to the front of the site I do not consider that any significant loss of amenity would result.
- 11.21 On balance I consider the proposed development would not have any significant adverse impact on the residential amenity of the occupiers of neighbouring properties caused by overlooking, overshadowing or dominance. The proposal in my view would comply with Policy GN3 of the Local Plan in this respect.

Impact on highway safety

- 11.22 Policy IF2 of the West Lancashire Local Plan DPD (2012-2027) states that development should ensure that parking provision is made in line with the standards set out in the Local Plan.
- 11.23 Policy IF2 states that dwellings with four or more bedrooms require three off-street parking spaces per dwelling. As a result of the proposal the property would remain a four bedroom property. I am satisfied there would be provision for three parking spaces within the front driveway and garage. The proposal would therefore comply with Policy IF2 of the Local Plan.

Trees/Landscape

- 11.24 Policy EN2 of the West Lancashire Local Plan states that development involving the loss of, or damage to, woodlands or trees of significant amenity, screening, wildlife or historical value will only be permitted where the development is required to meet a need that could

not be met elsewhere and where the benefits of the development clearly outweigh the loss or damage.

- 11.25 The Council's tree officer has been consulted as part of the application as the proposal to develop extensions to both side and rear will have an impact upon the existing hedges on the site, however, no trees are to be removed to facilitate the development proposals.
- 11.26 The applicant has submitted detailed information relating to the trees and hedges in the form of an Arboricultural Impact Assessment that includes a Tree Survey and Arboricultural Method Statement (AMS). The trees on the site frontage, two Holly and one Sycamore will be retained and protected during construction.
- 11.27 The development will require removal of the Leylandii hedgerow (4H) on the Western boundary and a Laurel Hedge (6H) in the rear garden. These hedges are limited in terms of biodiversity, are not of native species and do not make a significant contribution to the appearance of the Conservation Area. Replacement planting is proposed. The Council's Tree Officer has no objection to the proposals. The development is therefore considered to comply with Policy EN2 of the local plan.

Drainage

- 11.28 Neighbours have raised concern regarding the siting of a sewer and the potential need for a building over agreement. This would be a matter for consideration under the Building Regulations.
- 11.29 The Council's drainage engineer has been consulted with regard to the application and has no objections in principle to the proposal.
- 11.30 Given the above I consider the proposal acceptable and compliant with Policy GN3 of the Local Plan.

Summary

- 11.31 On balance the proposal is considered to meet the requirements of Policies GN3, EN2, EN4 and IF2 in the West Lancashire Local Plan DPD (2012-2027) and the Council's SPD Design Guide.

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:
Plan reference:
Dwg No. 221MCN01-10 - Ground floor layout plan;
Dwg No. 221MCN01-11 - First floor layout plan;
Dwg No. 221MCN01-12 - Lower ground floor layout plan;
Dwg No. 221MCN01-15 - Proposed elevations sheet one;

Dwg No. 221MCN01-16 - Proposed elevations sheet two;
All received by the Local Planning Authority on 3rd June 2021.

Dwg No. 221MCN01-05 Rev A - Proposed site layout plan;
Received by the Local Planning Authority on 16th September 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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, size, colour and texture of the materials including the method of jointing of any stone or brick work and coursing of any roof work and should be reflective of those within the surrounding area/match those on the Listed Building, unless otherwise agreed in writing by the Local Planning Authority. 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 Granville Park Conservation Area and to comply with Policy EN4 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
4. No development shall take place until a strategy for surface water drainage is approved in writing by the Local Planning Authority. The drainage scheme shall be completed in accordance with the approved details prior to the proposed extension being brought into use.
Reasons: To ensure that there is no increase in flood risk on or off the site resulting from the proposed development in accordance with policy GN3 of the Local Plan.
5. All rooflights shall be of a 'conservation' grade flush slim line fitting type only. 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 Granville Park Conservation Area and to comply with Policy EN4 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
6. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on all hard surfaces within the development site have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.
The development shall be carried out using only the agreed materials.
Reason: To ensure that the external appearance of the site is satisfactory and to preserve the character and appearance of the Granville Park Conservation Area and to comply with Policies GN3 and EN4 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
7. Prior to commencement of any works the existing trees to be retained shall be protected with stout fencing constructed to BS5837:2012, to contain the branch spread of the trees. Such fencing shall remain and be adequately maintained for the duration of the development operations. Within this fencing no development operations may take place including the storage or dumping of materials or plant, the lighting of fires, the siting of temporary huts or the raising or lowering of ground levels. All dead or damaged existing trees specified for retention shall be replaced with trees of such size and species approved in writing by the Local Planning Authority.

Reason: To protect the trees and thereby retain the character of the site and the area and to ensure that the development complies with the provisions of Policies GN3 & EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

8. The development hereby permitted shall be implemented in accordance with the submitted Arboricultural Method Statement ref MG/6601/AIA&AMS/APR21 received by the Local Planning Authority on 3rd June; 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.

Note

1. The developer is advised that no tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance or building works should take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present.

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:

Policy SP1 - A Sustainable Development Framework for West Lancashire

Policy GN1 - Settlement Boundaries

Policy GN3 - Criteria for Sustainable Development

Policy IF2 - Enhancing Sustainable Transport Choice

Policy EN2 - Preserving and Enhancing West Lancashire's Natural Environment

Policy 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.