



**PLANNING COMMITTEE: Thursday,
21 March 2024**

Report of: Corporate Director of Transformation, Housing & Resources

**Relevant Portfolio Holder: Councillor Deputy Leader & Portfolio Holder for
Planning & Community Safety**

**Contact for further information: Wayne Daly (Extn. 7204) (E-mail:
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SUBJECT: PLANNING APPLICATION REF: 2024/0027/FUL

**PROPOSAL: Two storey side and rear extension and a detached garden store.
Erection of front bay window**

APPLICANT(S): Mr T Cromblehome

ADDRESS: 14 Belmont Close, Burscough, Ormskirk, Lancashire, L40 7TR

**REASON FOR CALL IN: Application has been called in by Cllr Fowler to consider
possible over development of the site and impact to neighbouring properties**

Wards affected: Burscough Town;

1.0 PURPOSE OF THE REPORT

1.1 To advise Planning Committee on an application which seeks a two storey side and rear extension, a detached garden store and the erection of front bay window.

2.0 RECOMMENDATION TO PLANNING COMMITTEE

2.1 To grant planning permission subject to conditions

3.0 THE SITE

3.1 The applicant site comprises a two-storey semi-detached property located at the end of a cul-de-sac on Belmont Close, in a well-established urbanised area of Burscough. The property sits within a triangular shaped plot measuring 330m² (ft²) and is flanked by residential properties in all directions. The site is open to the front with a single storey front porch extension and a detached single garage to the side. To the rear is a single storey extension with a medium sized garden which is bounded by timber fencing approx. 1.6m – 1.8m in height.

4.0 PROPOSAL

4.1 The application proposes a two storey side/rear extension and a detached garden store, including the erection of a front bay window.

4.2 The proposed dimensions of the two storey extension measure approx. 8.94m in length and 4.1m in width, with an eaves height of 5m and an overall ridge height of 6.7m.

The proposed dimensions of the detached garden store measure approx. 6.1m in length and 3.1m in width, with an eaves height of 2.5m and an overall flat roof ridge height of 2.7m.

The proposed dimensions of the front bay window measure approx. 2.56m in length and 1.7m in width, with a depth of 0.36m.

The submitted plans indicate the applicant wishes to create additional ground floor living space by way of removing the front porch extension alongside internal alterations which will see the replacement and relocation of the existing utility room and w.c, an additional snug, and an open plan kitchen/dining/living area.

The applicant also seeks to create additional first floor living space by way of a master bedroom that includes a walk in wardrobe and en-suite, and an extended bathroom with two relocated and enlarged bedrooms.

5.0 PREVIOUS RELEVANT DECISIONS

5.1 2009/0016/FUL - Single storey rear extension. GRANTED

6.0 OBSERVATION OF CONSULTEES

6.1 WLBC Environmental Health (Environmental Protection) (29.01.2024) - consultee made comments which can be summarised as follows:

- Restricted working hours advised for all construction works on site.
- Works audible at or beyond the site boundary should not occur outside of Monday to Friday 08.00hrs to 18.00 hrs, Saturday 08.30hrs to 13.30hrs and at no time on Sundays or Public/Bank Holidays

7.0 OTHER REPRESENTATIONS

7.1 None received at the time of writing.

8.0 SUPPORTING INFORMATION

8.1 Plans2build (Mark Ashcroft) - Amended Plans (Extension – P2B_2023_2549 Drg 01A

- received by the Local Planning Authority on 1st February.2024

8.2 Agent/Applicant correspondence – Confirmation of re-sited garage being used for storage purposes and not parking provision

- received by the Local Planning Authority on 20th February 2024

9.0 RELEVANT PLANNING POLICIES

9.1 The application site is located within the Key Service Centre of Ormskirk as designated in the West Lancashire Local Plan Proposal Map.

9.2 National Planning Policy Framework (NPPF)

Achieving well-designed and beautiful places (Chapter 12, Paragraphs 131 -141)

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 (Jan 2008)

10.0 OBSERVATIONS OF CORPORATE DIRECTOR OF TRANSFORMATION, HOUSING AND RESOURCES

10.1 The main considerations for this application are:

- i) Principle of development – *Design and Visual appearance*
- ii) Impact on residential amenity
- iii) Highways – *Impact on parking provision*

Design and Visual appearance

10.2 Policy GN3 of the Local Plan requires all new development to have regard to the visual amenity of the surrounding area and complement or enhance any attractive attributes through sensitive design including appropriate siting, orientation, scale, materials landscaping and boundary treatments.

10.3 In addition, the SPD Design Guide states that new development should be of an overall scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building(s) height, scale and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. The relocation of the front door to the front of the property

10.4 In regard to the two storey side/rear extension, by virtue of its size and scale the proposal appears subservient and proportionate to the existing dwelling. The proposal incorporates a roof level which is lower in height and a front face which is well stepped back from the principal elevation. At ground floor level, the length of the proposal (8.94m) does not extend past the existing footprint to the rear, and

- the width (4.1m) retains a respectful 4m separation distance to the nearest neighbouring property (no. 14 Belmont Close) to avoid a terracing effect.
- 10.5 In terms of built form, the front of the proposal relates well to the existing dwelling, with a matching pitched roof and slope angle. To the rear and side there is a hipped roof but is not prominently positioned within the streetscene and as such does not give rise to unacceptable visual impacts.
- 10.6 In terms of external appearance, all materials to be used will be matching, including brickwork, roof tiles, UPVC windows and rainwater goods. Fenestration details will be positioned and sized to match the existing windows and the proposed front bay window. This will add rhythm and symmetry to all elevations, in particularly the front façade which will in turn enhance the character and appearance of the existing dwelling and the visual amenity of the streetscene.
- 10.7 Two storey side extensions are already prevalent within the immediate vicinity of the applicant site (no. 19 and 21 Belmont Close) and therefore I have no concerns of a precedent being set in the area. As such, I do not consider the proposal will incur any undue harm to the character and appearance of the existing dwelling nor should it disrupt any visual amenity within the existing streetscene. On balance, I consider the two storey element of the proposal acceptable.
- 10.8 As part of the proposal, the applicant seeks to make changes to the existing front elevation. Such changes include demolishing the existing front porch to create a new front entrance and the erection of a front bay window. The new front facing entrance will include full length glazing either side of the door which is modern and contemporary. The repositioning of the entrance from the side to the front will also improve the visual appearance of the front elevation.
- 10.9 In regard to the proposed front bay window it will slightly project (360mm) away from the principal elevation which is uncharacteristic of the streetscene. In isolation, the window would present an unbalanced appearance. However, as there will be a matching window at ground floor level on the front elevation of the proposed side extension, I consider the harm incurred to the symmetry of the front elevation as modest and not significant enough to warrant a refusal.
- 10.10 In regard to the replacement detached single garage/garden store, it will be similar in size, scale and form to the existing garage being replaced. However, the proposed garage will be re-sited at the rear southern boundary to make way for the proposed two storey side extension. The proposed single garage will be brick built with materials matching that of the existing dwelling. I have no concerns with the flat roof form due to it being a replacement and it's positioning away from public view.
- 10.11 The re-siting of the garage will create circulation access around the property for the applicants, however, although this circulation space may be wide enough (1.75m) for a standard vehicle to pass through (1.7m). The submitted plans indicate this is likely to be used for storage purposes only. This was confirmed in an agent/applicant correspondence (see above supporting information) Given the single storey nature and it being a replacement, I consider the proposal acceptable.

10.12 Given the above context, I am satisfied the proposal is compliant with policies GN1 and GN3 of the West Lancashire Local Plan DPD (2012 – 2027) and the Council's Design Guide SPD (2008) in regard to design and visual appearance.

Impact on residential amenity

10.13 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.

10.14 The neighbouring properties most impacted by the proposal are no. 14 and no. 16 Belmont Close. In regard to privacy impacts there will be no side facing windows introduced at first floor level, only a side facing window and door on the eastern elevation at ground floor level facing no. 14, for which I have no concerns. The windows introduced at first floor level on the front and rear elevations have ample separation distance from neighbouring properties and will incur no worst impacts than what already exist.

10.15 With regard to overshadowing impacts, the two storey side extension will incur a small degree of overshadowing to no. 14s front drive area due to the differing orientation of both buildings. However, the 4m separation distance should ensure there will no loss of light to any habitable room windows on that particular property.

10.16 With regard to overbearing impacts, again the two storey extensions separation distance of 4m to no. 14s front elevation, and the 6m distance to no. 16s rear elevation, should ensure that the proposal does not appear visually obtrusive from the vantage point of their respective front/rear windows or private amenity areas.

10.17 The existing property sits within an extensive corner plot. With regard to neighbouring properties being impacted by the proposal's expanse in footprint, the existing plot coverage is 83m² (25.1%). However, with the proposed enlargements and alterations this would be increased to 115.3m² (34.9%), resulting in a 9.8% overall increase in plot coverage. Given this modest increase in plot coverage, I do not consider this would result in over development of the site.

10.18 With regard to outdoor garden space being impacted by the proposal, where the rear garden lacks in depth (8.7m from the rear elevation to the rear boundary) it makes up for in width (over 19m between shared boundaries). Additionally, small garden depths are a common feature within the area, therefore I have no concerns for the current or any future occupiers of the property having their living conditions compromised.

10.19 With regard to impacts being incurred to neighbouring properties from the proposed detached single garage, I have no concerns due to its single storey nature (2.7m in height) and respectful 600mm separation distance from the rear southern and eastern shared boundaries.

10.20 With regard to impacts being incurred to neighbouring properties from the proposed front bay window, I have no concerns due the replacement nature and modest depth of its projection (360mm).

10.21 Given the above context, I am satisfied the proposal is compliant with policy GN3 of the West Lancashire Local Plan DPD (2012 – 2027) and the Council's Design Guide SPD (2008) in regard to impacts on residential amenity.

Highways – Impact on parking provision

10.22 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards. Parking should be provided in accordance with policy IF2.

10.23 The submitted plans indicate there will be no additional bedrooms created as part of the proposed works and the property will remain a 3 bedroom dwelling. However, the plans do indicate the re-siting of the garage to the rear, which will ensure it will no longer be used to as parking provision. To offset this loss of parking capacity, the applicant has removed the front porch to create additional parking provision to the front of the property. This has been clearly demonstrated on amended plans (see above supporting information) to show capacity for two vehicle spaces, which is in adherence to local plan policy for dwellings with 2-3 bedrooms.

10.24 On that basis, I am satisfied the proposal is compliant with policy IF2 of the West Lancashire Local Plan DPD (2012 – 2027) in regard to highways and impact on parking provision.

11.0 CONCLUSION

11.1 In conclusion, the proposal is acceptable and would be in keeping with the existing local vernacular whilst also having minimal impact on the character and appearance of the original dwelling. Parking arrangements have been retained and impact upon the living conditions of neighbouring properties has been assessed and considered negligible. The proposal is in line with both national and local planning policies and the relevant guidance. I therefore recommend that planning permission be granted.

12.0 RECOMMENDATION

12.1 That planning permission be approved under delegated powers subject to the following conditions, informative notes 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:

Drawing title: Extension

Drawing Number: P2B_2023_2549 Drg 01A

received by the Local Planning Authority on 1st February 2024.

Application Form (Description of proposed works and materials section)

received by the Local Planning Authority on 17th January 2024.

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 outlined in the following documents:

Drawing title: Extension

Drawing Number: P2B_2023_2549 Drg 01A

received by the Local Planning Authority on 1st February 2024.

Application Form (Description of proposed works and materials section)

received by the Local Planning Authority on 17th January 2024.

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.

Note(s)

1. In the interests of residential amenity, the applicant/agent/developer is strongly advised to adopt the following recommended construction/demolition hours for all works on site.

Works audible at or beyond the site boundary should not occur outside of Monday to Friday 08:00hrs to 18:00hrs, Saturday 08:30hrs to 13:30hrs and at no time on Sundays or Public/Bank Holidays.

Noisy or disruptive works carried on outside of these hours are much more likely to raise objections or complaints by local residents (due to disturbance) to the redevelopment of the site which may, in turn, result in formal action being pursued by Housing and Regulatory services, Environmental Health to enforce recommended hours.

Reason: *To safeguard local residents from noise and disturbance, and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.*

Reasons 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 the relevant Material Considerations. The Local Planning Authority considers that the proposal complies with relevant policy criteria as set out in the Officers Report. This can be viewed or a copy provided on request to the Local Planning Authority

13.0 SUSTAINABILITY IMPLICATIONS

- 13.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.

14.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 14.1 There are no significant financial or resource implications arising from this report.

15.0 RISK ASSESSMENT

- 15.1 The actions referred to in this report are covered by the scheme of delegation to officers and any necessary changes have been made in the relevant risk registers.

16.0 HEALTH AND WELLBEING IMPLICATIONS

- 16.1 There are no health and wellbeing implications arising from this report.

Background Documents

In accordance with Section 100D of the Local Government Act 1972 the background papers used in the compilation of reports relating to planning applications are listed within the text of each report and are available for inspection in the Planning Division, except for such documents as contain exempt or confidential information defined in Schedule 12A of the Act.

Equality Impact Assessment

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, no Equality Impact Assessment is required.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from Article 8 (the right to respect for private and family life, home and correspondence) and Article 1 of Protocol 1 (the right of peaceful enjoyment of possessions and protection of property).

Appendices

None.