

<b>No.3</b>	<b>APPLICATION NO.</b>	2018/0402/FUL
	<b>LOCATION</b>	11 Renfrey Close Ormskirk Lancashire L39 1QP
	<b>PROPOSAL</b>	Part two storey/part single storey extension to side/front of existing dwelling.
	<b>APPLICANT</b>	Mr Simon Dunlop
	<b>WARD</b>	Scott
	<b>PARISH</b>	Unparished - Ormskirk
	<b>TARGET DATE</b>	13th June 2018

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## **1.0 SUMMARY**

1.1 This application has been referred to Planning Committee as the applicant is related to a Council officer. The proposed two storey side extension including dormers and front extension is considered acceptable in terms of scale, form and design. It is not considered that any loss of amenity or privacy would result to any neighbouring properties. The extended property would have 4 bedrooms and on-site parking meets the requirements of Policy IF2 of the Local Plan. The proposed development is considered to be compliant with Policies GN3 and IF2 of the West Lancashire Local Plan 2012-2027 DPD.

## **2.0 RECOMMENDATION - APPROVE with conditions.**

## **3.0 SITE DESCRIPTION**

3.1 The site relates to a semi-detached dormer bungalow located to the east of Renfrey Close. The dwelling is located close to the head of the cul-de-sac. The dwelling has a front garden area with front drive leading to a side garage. The property has been extended to the rear by the addition of a conservatory.

## **4.0 PROPOSAL**

4.1 Planning permission is sought for a two storey side extension and a single storey front extension. To the front a new dormer is proposed within the side extension and to the rear the existing dormer is to be extended.

## **5.0 PREVIOUS RELEVANT DECISIONS**

5.1 None

## **6.0 OBSERVATIONS OF CONSULTEES**

6.1 None

## **7.0 OTHER REPRESENTATIONS**

7.1 None

## **8.0 RELEVANT PLANNING POLICIES**

8.1 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.

- 8.2 The site is located within the settlement area of Ormskirk designated as a Key Service Centre in the West Lancashire Local Plan.
- 8.3 NPPF  
Requiring good design
- 8.4 **West Lancashire Local Plan 2012-2027 DPD**  
GN1 – Settlement Boundaries  
GN3 – Criteria for Sustainable Development
- 8.5 **Supplementary Planning Document ‘Design Guide’ (Jan.2008).**

## **9.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

- 9.1 The main considerations for the determination of this application are;

Design / appearance  
Impact upon neighbouring properties  
Highways / parking

### **Visual appearance / design**

- 9.2 The general scale of the proposed extensions are considered appropriate and would appear as subordinate additions to the host building. The side extension would have a reduced ridge height and a set back from the existing roof plane. These elements ensure that a subordinate appearance is given. At first floor level a gap between the application property and its neighbour would still remain and as such the general pattern of development in the Close is maintained.
- 9.3 The extension of the rear dormer is considered acceptable. There are a number of examples of similar spaced front dormers within Renfrey Close and Grimshaw Lane and as such I do not consider that the positioning of the proposed front dormer would result in an incongruous feature or result in harm to the host building or street scene generally.
- 9.4 There are other examples of single storey front extensions within the Close notably the neighbouring property to the south, no.15. The proposed front extension would project out slightly more than its neighbour. I am however satisfied that this projection would not result in harm to the street scene or the host building.
- 9.5 I am satisfied that the proposal would accord with Policy GN3 of the Local Plan in regards to design and scale.

### **Impact upon adjoining land uses**

- 9.6 Owing to the location of the extensions to the southern side of the building it would be the dwelling of number 15 Renfrey Close which would be most impacted by the proposal. There are two secondary first floor windows on number 15 which face the proposed development. These house a bathroom and stairwell. There would be no windows within the facing elevation of the proposed extension and as such privacy to the neighbours' windows would be maintained. Furthermore I am satisfied that there is ample separation distance between the proposed extension and the neighbouring property to not result in a loss of light or an overbearing feel.
- 9.7 Similarly I am satisfied that the front extension would not result in harm to the amenity or privacy of the neighbour at number 15.

9.8 Therefore I am satisfied that the proposal accords with Policy GN3 of the Local Plan.

### **Highways / parking**

9.9 Policy IF2 of the Local plan sets out parking standards for new development based upon the number of bedrooms within a property. Where these standards cannot be met Policy IF2 identifies that evidence should be provided detailing local circumstances that justify a deviation from the policy.

9.10 The existing dwelling is a 3 bedroom dwelling, the proposed extension would increase that to 4. Policy IF2 identifies that for a 4 bedroom dwelling, 3 on-site parking spaces should generally be provided. The submitted plan demonstrates 3 on site spaces, 2 to the front of the dwelling and one within the garage and therefore I am satisfied that sufficient on-site parking has been provided. However in order to ensure compliance with Policy IF2, I consider it appropriate to require the parking spaces as shown to be provided prior to the development being brought into use. This can be achieved through a planning condition.

### **Summary**

9.11 The proposal accords with policy GN3 and IF2 of the Local Plan and as such is recommended for approval.

## **10.0 RECOMMENDATION**

10.1 That planning permission be GRANTED subject to the following conditions:

### **Condition(s)**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-  
Plan reference  
SD003 Rev B  
SD002 RevB  
SD004  
received by the Local Planning Authority on 18.04.2018.
3. All external brickwork and roofing materials shall be identical to those on the existing building in respect of shape, 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.
4. The parking spaces as shown on plan reference SD 004 received by the Local Planning Authority on 18th April 2018 shall be provided prior to the first use of the development hereby approved.

### **Reason(s)**

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. 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. 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. To allow for the effective use of the parking layout and to ensure that the development complies with the provisions of Policies GN3 & IF2 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

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.