

20210114	18 Chapel Lane, Willow House	
Proposal:	Demolition of outbuilding at rear; construction of single storey extension at rear of house (Class C3)	
Applicant:	Tyrrell & Sawyers	
App type:	Operational development - full application	
Status:	Householder development	
Expiry Date:	31 March 2021	
RB	TEAM: PD	WARD: Knighton



Summary

- Application before committee as applicant is a member of City Council staff
- There are no representations
- The issues are impact on neighbours and appearance
- Recommended for approval

The Site

The application relates to a two storey semi-detached dwelling in a primarily residential area

The Proposal

The application proposes:

- The demolition of an existing single storey outbuilding.
- The construction of a flat roofed single storey extension to the rear, measuring 3m in depth, 3.4m in width and 3.8m in height.
- The extension would measure 1.5m in depth from the rear facing gable, which projects 1.5m deeper than the existing side elevation of the house.
- The extension would be clad in dark timber and the windows would be aluminium framed.

Policy Considerations

National Planning Policy Framework (NPPF) 2019

Paragraph 2 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 contains a presumption in favour of sustainable development.

Paragraph 55 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Part 12 of the NPPF focuses on requiring good design. Paragraph 124 describes good design as a key aspect of sustainable development.

Paragraph 127 sets out criteria for assessing planning applications and requires decision makers to ensure that development proposals:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 130 states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 180 requires decision makers to ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Development Plan policies

Development plan policies relevant to this application are listed at the end of this report.

Supplementary Planning Documents (SPD)

Residential Amenity SPD

Representations

None received

Consideration

The issues in this case are the impact on residential amenity and the character and appearance of the area.

Residential Amenity (neighbouring properties)

SPD Residential Amenity outlines that *'a single storey rear extension on or close to the boundary of an adjoining house will in most cases be acceptable if up to 3 metres deep.'*

As the proposed extension is 3m deep and the separation distance from the common boundary at 16 Chapel Lane would be approximately 1m, I consider that there would not be a significant loss of amenity at the neighbouring property as a result of the proposal.

The side window of the extension would face towards the neighbouring property at 20 Chapel Lane. The proposed extension would project approximately 0.7m beyond the existing bay window at the rear of the property. There is an approximately 2m high boundary fence on the common boundary. Therefore, I consider that there would not be a significant detrimental amount of overlooking or loss of privacy of the neighbouring property as a result of the proposed extension.

I conclude that the proposal would comply with Policy CS03 of the Core Strategy (2014) and would not conflict with saved Policy PS10 of the Local Plan (2006), and is acceptable in terms of the privacy and amenity of the neighbouring occupiers.

Design

The dimensions of the extension would fall within permitted development limits; however, as the proposed materials would not match the existing house planning permission is required

The extension would be of contemporary design and clad in dark coloured timber, with dark coloured aluminium farmed windows. Although the proposed materials would not match the existing, the extension has been designed to contrast with the original property and not to imitate it. I consider that the design is very successful in this respect and, as the extension would not be visible from the public realm, I consider that the design and materials would be acceptable.

I conclude that the proposal would comply with Policy CS03 of the Core Strategy (2014) and would not conflict with saved Policy PS10 of the Local Plan (2006), and is acceptable in terms of the character and appearance of the area.

Conclusion

I consider that the application is acceptable in terms of residential amenity, design, and the character and appearance of the area.

I therefore recommend that the application be APPROVED subject to the following conditions:

CONDITIONS

1. START WITHIN THREE YEARS
2. This consent shall relate solely to the submitted plans received by the City Council as local planning authority on 19th January 2021 and 3rd February 2021, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and representations that may have been received and subsequently determining to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2019.

Policies relating to this recommendation

2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.

- 2014_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
- 2014_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.