



## Planning History

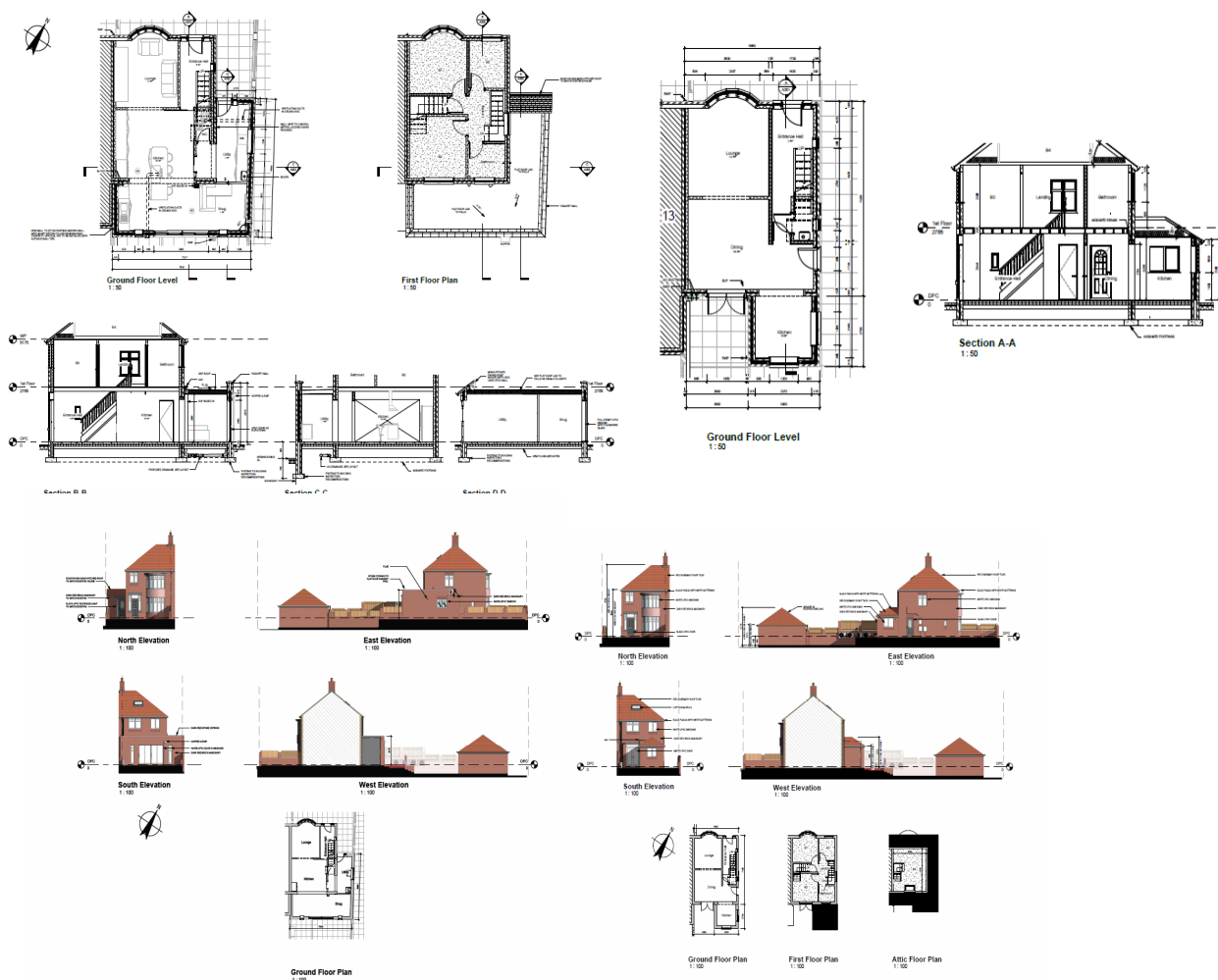
2013/0554 – Erection of double detached garage. – Approve with Conditions.

## Proposed development

The applicant is seeking permission to erect a rear and side single storey 'wrap around' extension to the south and west elevations.

The proposed extension would project approximately 2.7 metres from the rear south elevation with a proposed flat roof height of approximately 2.6 metres. A parapet wall has been detailed to the proposal which takes the total height of the proposal to approximately 3 metres. The rear elevation will span approximately 7.3 metres projecting sideways from the east elevation at the rear by approximately 2 metres. The side extension will provide a new principal elevation with a sideways projection of 2.2 metres to the front. The proposal will follow the line of the east boundary which allows for the extension to narrow as it moves towards the rear elevation. The side extension is set back from the principal elevation of the host dwelling by approximately 3.2 metres.

The principal elevation of the side extension has proposed a door along with a tiled mono pitched roof frontage to the upper part of the elevation providing an impression of a pitched roof. The east side elevation has proposed two adjoined obscured glass windows approximately 1.5 metres from the front elevation. White UPVC doors have been detailed to the rear elevation approximately 3 metres in width. Either side of the door has been detailed an elongated window matching in height to the proposed rear door access.



## Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

### Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

### National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***

## Consultations

No consultees were consulted on this application.

## Representations

Neighbour notification letters were sent to surrounding properties. Two representations were received from one address which included representations made in relation to the position in the which the proposal is located, issues were also raised regarding the location of the extension being proposed on top of a shared neighbouring wall, suggesting certificate B should have been signed on the application from as opposed to certificate A. Concerns were raised as to the ownership of the wall which the development to the rear will sit upon and the condition of the wall in question. Concerns were also raised regarding the proposed roof of the rear extension causing the removal of part of the neighbouring existing extension roof. Concerns were raised regarding loss of light to the alternate neighbouring kitchen.

Further concerns were raised regarding the drainage details of the proposal in terms of where the existing rainwater downpipe will be located and ensuring it will be able to provide service to the proposed house alone. The existing soakaway has been highlighted as not being sufficient for the two existing houses which may cause flooding to neighbouring front gardens.

Concerns have also been outlined in relation to the flue detailed on the east side elevation with regards to its proximity to the boundary.

## **Assessment**

### Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

### Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the west and slightly south of 15 Honeywell Grove. It is acknowledged some over shadowing could occur to 17 Honeywell Grove. Given the proposal is single storey and predominantly to the west overshadowing is not likely to cause a detrimental impact and would only have an effect during late evening hours. Only windows have been detailed to the side elevation with obscured glass detailed. This will prevent any overlooking from the proposal to this neighbouring property. An existing extension is present under permitted development towards the west side of the rear elevation which has not prompted any previous residential amenity issues.

The development proposes extensions to the rear elevation which will closely mirror the existing extension of 13 Honeywell Grove. The proposal will have a rear elevation projection similar of that to the existing extension at the site address and that of 13 Honeywell Grove. There will therefore be no overbearing or overlooking issues to the west as the proposal does not extend rearwards further than the neighbouring extension and will cause no 45-degree issues. Rear doors and windows have been detailed. The existing garden form provides some potential for overlooking, as such no increase in overlooking of neighbouring properties to a detrimental effect will be caused from the proposal.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook or loss of light and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling,

The House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling), and that all two-storey side extensions should have a pitched roof following the form of

the existing roof. In addition, to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 0.5 metres from the main front wall of the dwelling, and where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property to further avoid the terracing effect and to give the benefit of external access to the rear of the property.

The proposed extension would reflect the existing dwelling in terms of building materials. Although the side extension to not fully provide a pitched roof, it does provide a tiled mono pitched roof frontage to the upper part of the elevation providing an impression of a pitched roof. Although a pitched roof style to the side of the property would be preferred, this proposal is considered acceptable and would be in keeping with the street scene and character. The proposal is also well set back from the existing front elevation by approximately 3.2 metres allowing for a reduction in any street scene dominance.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

### Highway Safety

The site does not currently provide any parking to the front or side of the property and provides no car access. The proposal does not provide any additional bedrooms. The proposal would therefore not be required to provide any additional spaces.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

### Representations

Representations have been received concerning the ownership of the wall and condition of it which the proposal intends to build upon. The Local Planning Authority accepts applications under the presumption all the details provided on the application form are correct. Any issues relating to the ownership of the land would not be a material planning consideration but would be a civil matter between the two parties. The representations were nevertheless raised with the applicants agent, however, no revised certificate was submitted. As such any application granted planning permission would also require the permission of the landowner (if all the land within the application boundary does not belong to the applicant) before works commence. Informatives will be provided with the decision notice outlining this. The condition of the wall and the ability to build the proposal without interfering with neighbouring properties are not material planning considerations and therefore cannot be considered in the determination of this application.

The building of the proposal will be a Building Control consideration. Concerns were raised regarding the loss of light to the neighbouring kitchen. This has been explained within the assessment that the proposal will not have any detrimental impact on neighbouring amenity.

Concerns were raised regarding the drainage of the property and the affect the new drainage layout will have on neighbouring properties and the flue detailed to the east elevation. Again, these are not planning considerations but will be considerations at the Building Regulations stage of any future development.

Comments were submitted relating to the possibility for the roof of the proposal to be converted to a roof terrace. It is not the responsibility of the planning authority to speculate as to the potential for any further developments which will need planning permission. Any future development such as creating a rooftop terrace/balcony will have to be considered on its own merits at the time of a proposal. Any possible future works which would require planning and do not have approval will be dealt with as a planning enforcement matter.

**Recommendation**  
**Approve with Conditions**