

**REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING
SERVICES MANAGER**

TO: COLNE & DISTRICT COMMITTEE

DATE: 07 February 2019

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning application.

REPORT TO COLNE AND DISTRICT COMMITTEE ON 07 FEBRUARY 2019

Application Ref: 18/0808/HHO
Proposal: Full: Erection of two storey extension to rear.
At: Chesswood, Skipton Old Road, Colne
On behalf of: Miss Lucy Phelan
Date Registered: 02/12/2018
Expiry Date: 29/01/2019
Case Officer: Alex Cameron

This application has been brought before Committee as three responses objecting to the application have been received.

Site Description and Proposal

The application site is a semi-detached house located within the Green Belt and Lidgett and Bents Conservation Area in a row of similar properties facing Skipton Old Road with open land to the rear. The building is finished in stone cladding to the ground floor and render above, blue slate roof, upvc windows and upvc / timber doors.

The proposed development is the demolition of an existing detached garage and erection of a two storey extension to the side and rear. The demolition of existing greenhouses to the rear is also proposed.

The proposed extension would project 3.2m from the side wall and 2.8m from the rear wall of the original house with an eaves height of 5.2m and a ridge height of 7.8m. The development would also involve raising ridge of the lower part of the original roof by approximately 200mm, extending that first floor element forward by 1.2m and formation of a porch. The extension would be finished stone cladding to the ground floor and render above, blue slate roof, upvc windows and upvc / aluminium doors.

The proposed extension would accommodate an integral garage, kitchen/diner and utility room at ground floor and increase the number of bedroom at first floor from three to four.

Relevant Planning History

None

Consultee Response

LCC Highways – The Highway Development Support Section does not have any objections regarding the proposed development at the above location. In our opinion the applicant has provided adequate off-road parking provision for this type and size of development. Therefore the above proposal raises no highway concerns.

Colne Town Council - As this is in a conservation area, concerns over the use of UPVC windows and guttering. Concerns over the considerable size increase of the footprint.

Public Response

Nearest neighbours notified – Objections received on the following grounds:

Regardless of the householder's right to take advantage of permitted development rights in the future, the use of white upvc windows and white upvc and aluminium doors for the initial construction does not adhere to the standards expected within the Conservation Area. Proper timber should be used for the windows and doors in order to support the integrity and value of the Lidgett & Bents Conservation Area.

The side wall of the garage forms the back wall of the adjoining outbuildings at Higherfield, Skipton Old Road, and would request that this wall, or its equivalent, is retained.

Officer Comments

Policy

Policy ENV1 states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced. This policy is linked to the guidance set out in Conservation Area Design and Development Guidance SPD.

Policy ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets. Proposals should maintain the openness of the Green Belt. This policy is linked to the guidance set out in the Design Principles SPD.

Green Belt

The Framework states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it meets an exception. One of the exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The proposed maps from 1947 show that the original building has been extended with a single storey extension to the rear, the scale of the building is otherwise as it was in 1947. The proposed development would result in an increase of approximately 40% over the volume of the original building. This would not be a disproportionate addition. Taking into account the siting, scale and design of the proposed extension it would acceptably preserve the openness of the Green Belt in accordance with policy ENV2.

The demolition of greenhouses in the rear garden are also proposed. It is not necessary to take these into account in the assessment of the impact of the proposed extension upon the openness of the Green Belt.

Design and Heritage Impact

The guidance for two storey extension set out in the Design Principles SPD states that they should normally be set in from the side boundary by 1m and from the front wall of the house by 1m with a corresponding lowering of the roof line, where the ground floor is not set back this should be 2m.

These requirements may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street, the construction of the extension would not create an actual or potential terracing effect.

The proposed extension would be set off the side boundary by 0.8m. The ground floor would be flush with the front elevation and the ground floor set back by 1.7m. These dimensions are marginally below the requirements of the SPD, however, the land slopes down to the south and this introduces a stagger in the heights of the row of houses. Taking this into account the set-in and set-back are adequate to ensure that the development would not result in the potential of an unacceptable terracing effect.

Concerns have been raised regarding the proposed use of upvc fenestration. There are no restrictions on the installation of new window frames and doors to this dwelling and there are existing upvc windows and doors. Taking these factors into account the proposed use of upvc and aluminium fenestration is acceptable.

The design of the proposed extension would be acceptably in-keeping with the existing building and would preserve the character and appearance, and therefore the significance, of the Conservation Area.

The proposed demolition of greenhouses raises no adverse conservation or visual amenity impacts.

The proposed extension is therefore in accordance with policies ENV1 and ENV2 and the guidance of the Design Principles SPD and Conservation Area Design and Development Guidance SPD.

Amenity

The ground floor of the proposed extension would not project beyond the existing ground floor rear wall of the adjoining house, Hillcroft. The first floor of the extension would be set off the boundary with Hillcroft by 2.8m and this would be sufficient to ensure that it does not result in an overbearing impact or unacceptable loss of light.

The proposed extension would also not result in an overbearing impact or unacceptable loss of light upon the adjacent property to the south, Higherfield.

A utility room window is proposed in the ground floor south side elevation of the extension. This would be just 0.8m from the boundary of the Higherfield. To ensure that it would not result in an unacceptable loss of privacy an obscure glazing condition is necessary for that window.

The proposed development is acceptable in terms of residential amenity in accordance with Policy ENV2 and the Design Principles SPD.

Highways

The increase in bedrooms from three to four would increase the maximum parking requirement from two to three. Two off-street car parking spaces can be acceptably accommodated on the drive and a third in the garage. A condition is necessary to ensure that the garage is retained for car parking. With this condition in place the proposed development is acceptable in highway terms.

Other Issues

Concerns have been raised that the wall of the garage is a party wall with adjoining outbuildings at Higherfield and requiring its retention or replacement. This is a civil matter that it does not fall within the remit of this planning application to control.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The extension is acceptable in terms of design, amenity and highway safety and would acceptably preserve the significance of the Conservation Area and the openness of the Green Belt. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by 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 permitted shall be carried out in accordance with the following approved plans: 502 2 001, 502 2 002.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of above ground works involved in the erection of the external walls of the development hereby approved samples of the external wall and roof materials and render colour and finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

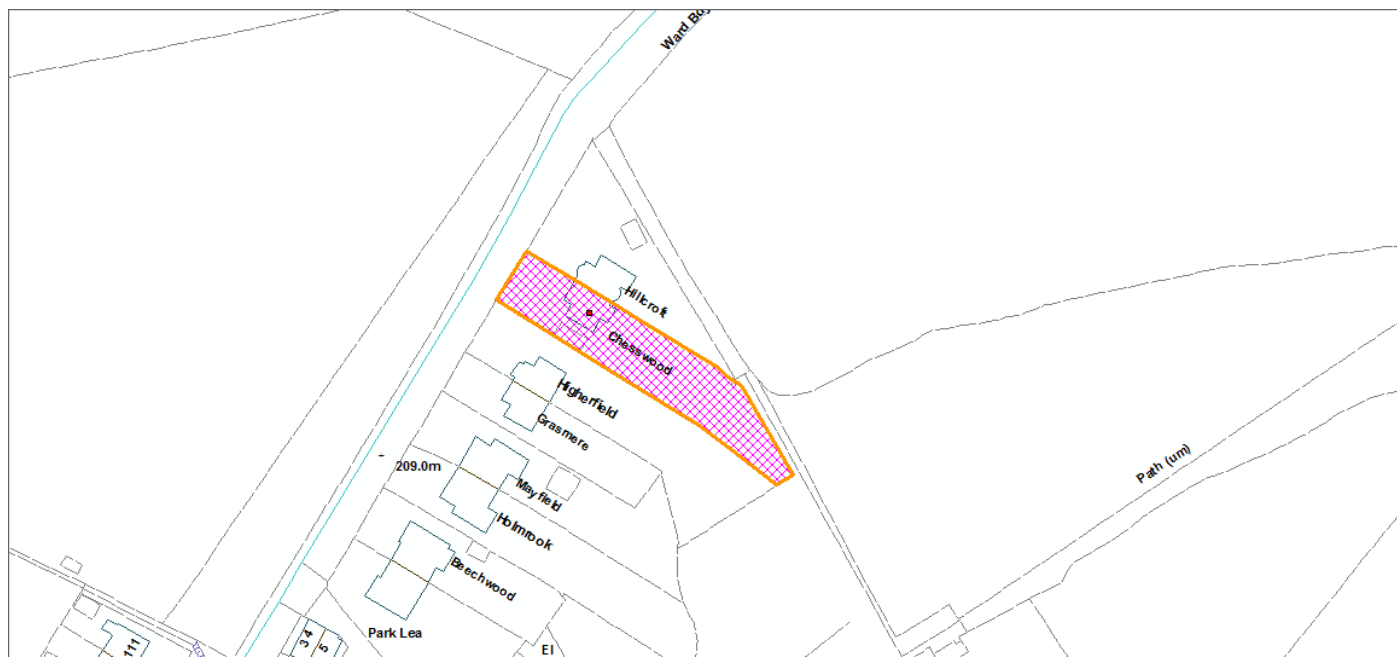
Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the garage hereby approved shall be at all times available for car parking and shall not be used for any purpose that would preclude its use for parking of one car.

Reason: To ensure the retention of an acceptable level of off-street car parking.

5. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the window in the ground floor south west side elevation shall at all times be glazed in obscure glazing of an obscurity level of, or equivalent to, Pilkington Level 3 or greater. The windows shall at all times be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening. Or, a fence or wall of not less than 1.8m in height shall be erected on the south west boundary and maintained at all times thereafter in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the privacy of the adjacent dwelling..



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LIST OF BACKGROUND PAPERS

Planning Applications **NPW/MP**
Date: 29th January 2019