

COMMITTEE DATE: 02/04/2019

Application Reference: 19/0127

WARD: Brunswick
DATE REGISTERED: 25/02/19
LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission
APPLICANT: Mr John Blackledge

PROPOSAL: Erection of single storey rear extension and rear dormer.

LOCATION: 4 MERE ROAD, BLACKPOOL, FY3 9AT

Summary of Recommendation: Grant Permission

CASE OFFICER

Miss. S. Parker

INTRODUCTION

The application is being reported to the Committee as the applicant is a senior officer in the Council.

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience.

SUMMARY OF RECOMMENDATION

The proposal has been changed since first submission to respond to some officer concerns and is now considered to be acceptable. No adverse impact on the residential amenities of neighbours is anticipated and the design of the scheme is judged to be satisfactory. As such, the scheme is considered to represent sustainable development and Members are respectfully recommended to grant planning permission subject to the conditions listed at the end of this report.

SITE DESCRIPTION

The application relates to no. 4 Mere Road in Blackpool which is a semi-detached bungalow with accommodation in the roofspace on the northern side of the road. To the front the properties have a shared, central gable with two windows that serve the roofspace

accommodation on either side. At the rear of the bungalow the roof varies in pitch to accommodate a single-storey projection. The rear elevation is staggered between three elements. There is a central section covered by the lower part of the pitched roof that projects beyond the side elements. The roof-height at the end of this central section falls below head height. To either side of this central section are projections that are covered by the lower part of the pitched roof. The section to the east runs level with the side of the house but the section to the west finishes short of the boundary. There is a recessed section between the pair of semis that straddles the party boundary. The neighbouring property to the west that would be most affected by the development proposed largely mimics the form of the application property but has an extension on the far side of the central projection. There is a habitable room window on the projecting section closest to the boundary.

The site is not otherwise subject to any designations or constraints.

DETAILS OF PROPOSAL

The application seeks planning permission for a single-storey rear extension and a rear dormer. The extension would project 4m from the original rear wall of the property at its furthest extent. It would extend 1.9m beyond the existing single-storey projection on the eastern side of the elevation. The extension would have a flat roof with a central glazed lantern. The height to the top of the parapet wall would be 2.8m. The extension would have a blank side elevation facing towards no. 2 Mere Road. The rear elevation would include bi-fold patio doors and a long window would face towards no. 6 in the other side elevation. The elevation would be rendered to match the finish of the existing dwelling.

The dormer would sit above the extension and have a dual-pitch roof. It would be 2.2m wide. It would sit down from the roof ridge by 0.7m and project from the roof plane by 3m. Rooflights would be installed on either side and a window would be provided within the rear-facing face. The dormer would be tile hung in tiles to match those of the main roof.

Internally the works would allow the reconfiguration of the ground floor to create an open-plan kitchen-dining area, a wet room and a utility room. At upper floor level it would enable the provision of an en-suite facility to the master bedroom.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- the impact on residential amenity
- the design of the scheme and its visual impact

These issues will be discussed in the assessment section of this report.

CONSULTATIONS

None

PUBLICITY AND REPRESENTATIONS

Neighbours notified: 27 February 2019

No representations have been received in time for inclusion in this report. Any comments that are received in advance of the meeting will be reported through the update note.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The revised National Planning Policy Framework (NPPF) was published in July 2018 and updated in February 2019. It retains the key objective of achieving sustainable development and hence there is a presumption that planning applications proposing sustainable development will be approved. It provides advice on a range of topics and is a material planning consideration in the determination of planning applications. Section 12 that seeks to achieve well-designed places and paragraphs 124, 127 and 130 in particular are most relevant to this application.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. Policy CS7 which relates to the Quality of Design is most relevant to this application.

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is adopted.

The following policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ14 Extensions and Alterations
- BH3 Residential and Visitor Amenity

EMERGING BLACKPOOL LOCAL PLAN PART 2: PROPOSED SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES

The Blackpool Local Plan Part 2 has been subject to an informal consultation exercise and will be subject to formal consultation later this year. At this point in time limited weight can be attached to the proposed policies. Draft Policy DM19 on Extensions and Alterations is most relevant to this application.

OTHER DOCUMENTS

Extending Your Home Supplementary Planning Document (SPD) - this document was adopted in November 2007 and sets out the Council's standards in respect of domestic extensions.

ASSESSMENT

Principle

There are no planning policies that would preclude the extension of the property in principle.

Amenity

The Extending Your Home SPD is permissive of single storey rear extensions that project by 3m from the rear wall of the neighbouring property plus the set-off distance from the shared boundary. The extension would project 4m beyond the recess between the application property and no. 2 Mere Road, and 3.3m beyond the wall containing the neighbouring window. As the recess serves no function and offers no amenity value, it is considered reasonable to assess the impact of the proposal based on the projection beyond the neighbouring window. The extension would be set away from the boundary by 0.15m and the window to the neighbour is set away from the boundary by at least 0.6m. As such, the projection of 3.3m in itself is considered to be acceptable. The scheme has been amended since first submission to reduce the height of the extension from 3.3m to 2.8m through the removal of a parapet wall. It is now considered to be acceptable and no over-bearing impact on the neighbour is anticipated. As the extension would sit to the east, and as the neighbouring window faces north, no material loss of daylight or sunlight would be expected. No windows are proposed in the elevation facing this neighbour and so privacy would not be affected. As such, there would be no unacceptable impact on the amenities of the adjoining neighbour at no. 2 Mere Road.

The extension would be set some 3.4m from the boundary with no. 6 Mere Road. A long picture window is proposed in this elevation. There is an existing, clear-glazed window in the side elevation of the neighbour's property. However, there is a standard 1.8m high boundary fence between the properties and this is considered sufficient to safeguard privacy. On this basis and given the separation distance, no unacceptable impacts on the amenities of this neighbour are anticipated.

The application property has a rear garden of reasonable length and is set at an angle to the rear elevations of the properties fronting Forest Gate. These properties also have sizeable rear gardens. The extension proposed would have bi-fold patio doors in the rear elevation but, given the separation distances involved, no unacceptable impacts on the residential amenities of the neighbours to the rear would result.

The dormer proposed would have roof-lights on either side of the pitched roof and a picture window to the rear. An additional roof-light is also proposed in the existing rear roof plane. The dormer would provide an en-suite bathroom and the roof-light in the main roof would

serve a stairway. As the roof-lights would be high-level they would not easily afford a view out towards the neighbours and so no undue impacts on privacy are expected. The picture window proposed to the rear would be obscure glazed to protect the privacy of the application property, and this would also protect the privacy of the neighbours to the rear. The dormer proposed would not project beyond the existing main rear wall of the property, but there is an existing roof-light on the adjoining property relatively close to the boundary. However, as the dormer would sit directly to the east of this roof-light, and as the roof-light itself faces north, any loss of daylight and sunlight would be very limited. As such, the dormer is not anticipated to have any unacceptable impacts on residential amenity.

The application property would continue to benefit from a reasonable level of outdoor amenity space if the extension proposed were constructed.

Visual Impact

The extension proposed would have a flat roof with a glazed central lantern. Bi-fold patio doors would be provided in the rear elevation and the side elevation facing into the garden would have a long picture window. The extension would be rendered to match the existing house. This design approach is considered to be acceptable. Previously the height of the extension was considered to be excessive and visually over-dominating but the reduction in height of 0.5m has resolved this concern. The extension would still project above the existing eaves level but it must be acknowledged that the property is of period design and that the existing projection to the rear has a particularly low eaves level. The extension would not be visible other than from the immediately surrounding properties. The proposed fenestration is typical of a domestic extension and would not appear at odds with the appearance of the existing property. As such, following the reduction in roof height, the design of the extension is considered to be acceptable.

The dormer proposed would have a dual-pitched roof. It would be well set-down from the roof ridge and in from the sides of the roof. The Council's SPD expects dormers to take up no more than 35% of the roof-plane in which they sit and the dormer proposed would easily meet this requirement. There would be no windows for the proposed picture window to align with or replicate other than the roof-lights and patio doors and so the design is considered to be acceptable. Since first submission the dormer has been set up from the eaves and this has made it appear suitably visually subordinate within the roof plane. Consequently and as a result of this amendment, the appearance of the dormer is considered to be acceptable.

Other Issues

The extension would not increase bedroom numbers at the property and so no increase in parking demand is anticipated. The proposal would have no impact on access or existing parking provision. No highway safety impacts are expected.

The site falls within flood zone 1 and so there is no requirement for the applicant to provide a flood risk assessment or demonstrate compliance with the sequential or exceptions tests. Drainage would remain as existing. As such no drainage or flood risk issues are identified.

The proposal would not affect any trees or features of ecological value and so no unacceptable impact on biodiversity would result.

No impacts on environmental quality are anticipated and it is not considered that the development would be at undue risk from such.

Sustainability and planning balance appraisal

Sustainability comprises economic, environmental and social components. The scheme is not considered to have an economic impact. Environmentally the scheme would not have an unacceptable impact on biodiversity or environmental quality and would be visually acceptable. No material impacts on surface-water drainage are anticipated. Socially, the development proposed would not have an unacceptable impact on residential amenity. It would not be at undue risk from flooding or exacerbate flood risk elsewhere and no highway safety issues would result. As such and on balance the proposal is considered to represent sustainable development.

CONCLUSION

The scheme has been amended notably since first submission and is now considered to be acceptable. It is judged to represent sustainable development and no material planning considerations have been identified that would outweigh this view. As such and subject to the conditions listed below, Members are respectfully recommended to approve the application.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

Not applicable.

FINANCIAL BENEFITS

Not applicable.

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

BACKGROUND PAPERS

Planning Application File 19/0127 which can be accessed via this link:

<https://idoxpa.blackpool.gov.uk/online-applications/>

Recommended Decision: Grant Permission

Conditions and Reasons

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

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Existing and Proposed Floor Layouts and Elevations Plan ref. 19-06-01 Rev A

The development shall thereafter be retained and maintained in accordance with these approved details.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. The materials to be used on the extension and dormer hereby approved shall match those of the existing property in colour, size, texture and design unless otherwise first submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Advice Notes to Developer

Not applicable