

Marple Area Committee

19th April 2023

DEVELOPMENT APPLICATIONS

Report of the Deputy Chief Executive

ITEM 1

DC087812

SITE ADDRESS

7 Orford Close, High Lane, Stockport, SK6 8DS

PROPOSAL

Proposed alterations to existing dwelling including front porch, double storey side extension, single storey rear extension and dormer loft conversion.(Re-submission of DC/084976)

INFORMATION

These applications need to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants [and those third parties, including local residents, who have made representations] have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Article 8 and Protocol 1 Article 1 confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Development and Control has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval

and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

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ITEM 1

Application Reference	DC/087812
Location:	7 Orford Close High Lane Stockport SK6 8DS
PROPOSAL:	Proposed alterations to existing dwelling including front porch, double storey side extension, single storey rear extension and dormer loft conversion.(Re-submission of DC/084976)
Type Of Application:	Householder
Registration Date:	06.02.2023
Expiry Date:	03.04.2023
Case Officer:	Aisling Monaghan
Applicant:	Matt Riley
Agent:	Mr Paul Sharrock

DELEGATION/COMMITTEE STATUS

Marple Area Committee. The application has been referred to Committee as a result of the 6 neighbour objections received.

DESCRIPTION OF DEVELOPMENT

This application is a resubmission of the application DC/084976 which was withdrawn in January 2023.

This application seeks planning permission for the erection of a front porch, a two storey side extension, a single storey rear extension, a rear dormer and a change in roof design from a front facing gable to a gable end roof.

The front porch extension would measure approximately 1.6m in depth, 2.5m in width and 3.1m in height to the ridge and 2.4m to the eaves with a pitched front gable end roof. One door with panel windows each side is proposed on the front elevation.

A change in roof design from a front end gable roof to a gable end roof is proposed. The ridge height will remain as existing at 7.1m and the eaves height will measure approximately 5.1m. The two front elevation first floor windows will remain as existing. Three new roof lights are proposed on the front roof plane.

The two-storey side extension would measure approximately 7.1m to the ridge to match the existing ridge height and measure 5.5m to the eaves. It will measure 8.3m in length and 3.1m in width. It is to be set back at first floor level by 1m and set off the side

boundary by 0.6m. On the front elevation, one window is proposed at first floor level and at ground floor level an existing garage door will remain, on the rear elevation one window is proposed at first floor level. No windows are proposed on the side elevation. It is also proposed to feature a gable end roof design.

The proposed single storey rear extension would measure approximately 3.7m to the ridge and 2.5m to the eaves and feature a pitched gable end roof design. It will measure 9.3m in width and project 3.8m from the existing rear elevation. It will feature five bi-fold doors and one window on the rear elevation and three rooflights. No side elevation windows are proposed.

The rear dormer would measure approximately 1.3m in height and feature a flat roof design. It will measure 7.2m in width and project 3.6m from the existing rear roof plane. It is proposed to be set below the ridge line by 0.1m, set above the eaves by 0.6m and set in from both sides by 1.1m.

The scheme has been amended since its original submission in order to address Officer concerns raised. The amendments comprise three obscurely glazed, top opening windows on the rear elevation.

The plans and drawings submitted with the application are appended to the report.

SITE AND SURROUNDINGS

The application property is a two storey detached house with front facing gable end roof, a driveway to the front and a West facing rear garden.

No. 5 Orford Close is located directly to the north of the application property, No. 9 Orford Close is located to the south and No. 10 Orford Close is located to the West. The rear gardens of No. 24 and No. 25 Woodside Drive face the rear elevation and rear garden of the site.

Orford Close is a residential street comprising of a mix of detached two storey dwellings and bungalows.



Site outlined in red.



(Images of application property and surrounding dwellings on Orford Close, taken from Google Maps).

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan includes-

- Policies set out in the Stockport Unitary Development Plan Review adopted 31st May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document adopted 17th March 2011.

Saved policies of the SUDP Review

CDH 1.8: RESIDENTIAL EXTENSIONS

LDF Core Strategy/Development Management policies

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

SIE-3: Protecting, Safeguarding and enhancing the Environment

High Lane Village Neighbourhood Plan Area

Following an Independent Examiners Report in May 2021 and a referendum vote in favour in September 2021, the HLVNDP has been adopted and forms part of the Development Plan. Members are advised that full weight to the relevant policies of the HLVNDP should be afforded in the determination of planning applications. Relevant policies of the HLVNDP include :-

HD2 High Quality Design and Design Codes

New development in High Lane Village Neighbourhood Area should demonstrate a commitment to high quality and innovative design.

This should be achieved through the consideration and incorporation of the principles set out in the HLVNDP Design Codes which are provided as an accompanying background document to the Neighbourhood Development Plan.

Overall development should:

1. Promote sustainable movement and accessibility by:
 - A. Maximising connectivity;
 - B. Promoting living streets;
 - C. Supporting legibility and signposting;
 - D. Providing cycle storage; and
 - E. Providing appropriate car parking.
2. Support sustainable design in new housing by:
 - A. Maximising energy, resource and water efficiency; and
 - B. Incorporating renewable and low carbon energy technologies.
3. Incorporate or provide links to high quality and accessible open space for all by:
 - A. Supporting access to spaces which enhance health and wellbeing; and
 - B. Ensuring new open spaces are inclusive and designed to meet the needs of different groups.
4. Protect and enhance natural heritage by:
 - A. Protecting existing mature trees and hedgerows and planting new species in landscaping schemes; and
 - B. Protecting and enhancing biodiversity by incorporating wildlife friendly features such as bat and bird boxes and hedgehog friendly fencing.

5. Respond to local character, taking into account density and layout, height and scale and local materials and providing suitable garden and car parking. New development proposals should not just imitate earlier architectural periods or styles but could include imaginative modern design using high quality traditional materials such as local stone and red brick in innovative ways.

In areas where surface water flood risk is a known issue, proposals will be resisted unless suitable mitigation can be provided which does not exacerbate run off elsewhere and wherever possible seeks to provide a betterment. Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy unless deemed inappropriate.

Design Code LC1: Local Character

New housing schemes should demonstrate how they have considered and responded to the character and context of the surrounding or adjoining residential areas.

Where practical, developers should incorporate the following principles into the layout of schemes:

- A. Vehicle access to new development should be from main roads and through routes wherever possible to enhance permeability. However, where surrounding layouts include cul-de-sacs or small courtyard type layouts, small scale clusters of dwellings may be acceptable in closes and cul-de-sacs off the through routes to provide distinct local character areas.
- B. New through routes should include grass verges as well as pavements and highway designs should discourage parking on pavements and verges. Street trees should be planted to continue the character of avenues along main routes. Subsidiary routes should include use of shared surfaces to provide a clear sense of equal and dual use by pedestrians, cyclists and car users.
- C. Suitable provision of communal green spaces should include children's play areas close to areas of existing family housing, and nearby houses should be orientated to provide overlooking.
- D. Development schemes should create and maintain safe neighbourhoods by including measures to reduce crime and the fear of crime, and to strengthen the sense of local community. Such measures should incorporate the

principles of 'Secured by Design' and be agreed in consultation with Greater Manchester Police.

E. Landscaping schemes should aim to incorporate the following wherever possible:

1. Mature trees and hedgerows should be retained as significant natural environment features which contribute towards local landscape character and biodiversity. Schemes should conserve the heritage and ecological value of any individual ancient trees and use characteristic native species in new planting. Where such features, or parts thereof cannot be retained, suitable mitigation planting will be expected.
2. Appropriate buffers to retained trees and hedgerows should reflect a requirement to avoid damage to the feature itself and also any site-specific constraints identified through relevant surveys.
3. Effective surface water drainage measures should be provided to protect existing and future residential areas from flooding. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy wherever possible. Hard-standing surface areas should be permeable wherever practical.

F. Building Design Principles. New housing designs should incorporate the following wherever possible:

1. Generally, buildings should be of a range of heights and sizes but should not exceed 2 1/2 storeys, including rooms in the roof space. However, 3 storeys may be appropriate provided the buildings are not adjacent to, and do not overlook, existing 2 storey properties and their position and design enhances the development. Such development should not have an adverse impact on or conflict with existing and surrounding properties and should be appropriate to the position proposed;
2. Provision of basements for storage or parking is supported to maximise efficient use of land;
3. Garden areas should include adequate space for secure storage and recycling bins.
4. Materials should be chosen to complement the design and should include references to the local vernacular of brown brick, white or off-white rendering and slate roofs.

Supplementary Planning Guidance

Supplementary Planning Guidance does not form part of the Statutory Development Plan; nevertheless, it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

'Extensions and Alterations to Dwellings' Supplementary Planning Document (adopted in February 2011) states that the issue of design is a highly important factor when the Council assessed proposals for extensions and alterations to a dwelling. The Council require all development to be designed to a high standard in order that it makes a positive contribution to the provision of an attractive built environment.

National Planning Policy Framework

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 20th July 2021 and replaced the previous NPPF (originally issued 2012 & revised 2018 and 2019). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments' up-to-date planning policy which should be taken into account in dealing with applications. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed. In respect of decision-taking the revised NPPF constitutes a "material consideration".

Para.1 "The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied".

Para.2 "Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise".

Para.7 "The purpose of the planning system is to contribute to the achievement of sustainable development".

Para.8 "*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) an economic objective*
- b) a social objective*
- c) an environmental objective"*

Para.11 "Plans and decisions should apply a presumption in favour of sustainable development.

Para.12 “.....Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.

Para.38 “Local planning authorities should approach decisions on proposed development in a positive and creative way..... Decision-makers at every level should seek to approve applications for sustainable development where possible”.

Para.47 “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing”.

Para.126 “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

Para. 130 “Planning policies and decisions should ensure that developments:

- 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;

Para.134 “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”

Planning Practice Guidance

The Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

RELEVANT PLANNING HISTORY

- DC/084976 - Part single, part two storey side and rear extension following demolition of the existing garage. Roof extension involving rear dormer window and 3no. front facing rooflights. New front porch – Withdrawn – 20th January 2023

NEIGHBOUR'S VIEWS

The owners/occupiers of 7 surrounding properties were notified in writing of the original application.

Letters of objection were received to the application from 6 properties/land owners. There have also been additional objection letters received from the same property/land owners following the receipt of amended plans. The main causes for concern raised are summarised below:-

- The proposed extensions would result in a loss of privacy and drainage issues due to the lawn being replaced to make a car parking space. Velux windows on the roof plane would result in overlooking and a loss of privacy. Property will appear higher than neighbouring properties.
- Single storey rear extension and rear dormer would result in a loss of daylight/sunlight on the neighbouring properties and devalue the properties. The properties in Orford Close are all subject to “covenants” in their deeds that must be adhered to and authorisation approved before any extensions/alterations are made. The relevant covenant states “Not without the previous written consent of the Company to erect or set up or suffer to be erected or set up on any part of the property, any additional buildings or structure or make any alteration in the height front, side, roofs, walls, timbers, elevations or positions of any buildings standing upon the property nor erect thereon any building or erection except of such type and character, as shall have been previously agreed in writing by the company.” Owner has not gained consent to erect the fence to the front of the property. The scale of the extension and conversion will be a major undertaking and will last months resulting in excessive noise, dust, debris etc.
- The proposed top floor windows, west front-facing, would look straight into the house opposite. The proposed extensions to the roof at No. 7 would result in blocking out daylight to neighbours. The scale and materials proposed in this application are different from other houses, wouldn't conform to Design Codes policy agreed in the High Lane Village Neighbourhood Plan. The choice of

ground cover at the front of No. 7, result in limestone chippings encroaching on the road especially in wet weather when water floods.

- Development will result in negative over on-road parking and cause obstruction of the carriageway and the pavements.
- Development will not fit in with the surrounding dwellings which are mainly 2 or 3 bedroom bungalows, therefore it would look out of place. Rules have been breached when the properties were built by erecting fences to the front of the property and removing the front garden to a pebbled driveway to at least accommodate 3 cars.
- The plans are out of scale and not appropriate for the area. They propose to turn the roof completely around and change the whole aspect of the house so it will look totally odd and out of keeping with rest of the Estate. They have introduced fences to either side of their property at the front, within a couple of weeks of moving in with no planning permission. They have ripped up the lawn, shrubs and trees and whenever there is heavy rainfall the neighbours garage becomes flooded.
- The proposed extension will close the gap between the existing garage and the boundary and will be built right up to the boundary line of the neighbouring property. This will make access to the gable end of the property virtually impossible. Additionally, the proposed extension of the property into the roof space and the creation of dormers is not in keeping with the character of the existing properties and will disturb the character of the area.
- It will dwarf the house next door and will cover boundaries on all sides of the houses on the left and right in the Close and at the back of the property.

CONSULTEE RESPONSE

High Lane Village Neighbourhood Forum provided comments for the application. They stated that they had no specific comments in relation to the High Lane Village Neighbourhood Forum policies in relation to this application. They noted that they were aware of the upset that the application has caused. They also wished to advise that the scale on the drawing is incorrect. Therefore, they state the measurements are also incorrect and that the proposed extensions would result in a loss of light. They therefore asked that plans are amended to include both the existing and proposed ridge height measurement to avoid misrepresentation.

Amended plans were received with the correct scaling and included existing and proposed ridge height measurements.

ANALYSIS

Design

CDH 1.8: Residential Extensions of the UDP Review states that extensions to residential properties are only permissible where they complement the existing dwelling in terms of design, scale and materials and do not adversely affect the character of the street scene.

Policy SIE-1 of the Core Strategy recognises that specific regard should be had to the sites' context in relation to surrounding buildings and spaces.

The Council require all development to be designed to a high standard in order that it makes a positive contribution to the provision of an attractive built environment. This does not mean that a new development has to exactly replicate the style and character of the existing building or its locality, but it should be harmonious with what is already there. The character of an area is reflected in the layout, massing, scale, height, style and materials of buildings and the spaces around them.

Any extension or alteration to a property should:-

- Respect the form, shape, symmetry and proportions of the existing dwelling and compliment the character of the surrounding area (DESIGN)
- Generally appear subordinate in relation to the existing dwelling in terms of massing, scale and overall appearance (SCALE)
- Respect the architectural integrity of the existing dwelling. External materials and finishes should be durable and of good quality. They should be visually appropriate for their surroundings and sympathetic in terms of colour, texture and detail in relation to the existing dwelling (MATERIALS).

Special attention should be given to matters such as siting, scale, height, massing, detailed design and appropriate use of materials. The Council wishes to protect the buildings and residential areas from unsympathetic changes by ensuring that consideration is given to the context in which they are sited.

Front Porch

The Extensions and Alterations to Dwellings SPD states that front porches should leave sufficient space between the extension and the front boundary of the house to retain the appearance of openness around the dwelling. Not be obtrusive, prominent features in the streetscene. They should respect the size and proportions of the existing house along with architectural features, brickwork, stonework, colour and texture of the existing house.

The proposed front porch will extend forward by 1.6m from the existing front elevation, therefore, it will not have a substantial impact on the space between the dwelling and the front boundary. Although front porches are not common within the immediate street scene, as the front porch would be minimal in size and scale it is determined that it

would not appear obtrusive or dominant in the street scene and would respect the size and proportions of the existing house.

Materials are to match the existing.

Change in roof design

The SPD states that where planning permission is required for a change of roof design, this is unlikely to be appropriate in areas where a certain roof design is predominated due to the adverse impact on the street scene this may cause.

The application proposes to change in roof design from a front end gable roof to a gable end roof. Within Orford Close, most of the dwellings exhibit a front facing gable roof design, however, No. 9 Orford Close located to the south of the proposed dwelling, exhibits a gable end roof design. Therefore, although this roof design is not as common, there are existing examples within the immediate street scene of the proposed new roof design. Therefore, it would be unreasonable to refuse the application on this element and subsequently, the change in roof design is accepted.

Amended plans were provided to show that no increase in ridge height is proposed.

The existing concrete roof tiles are proposed to be replaced with slate roof tiles of the same colour.

Two storey side extension

The SPD states that two-storey side extension should:

- Respect the form and design of the existing dwelling with a roof design that complements the existing appearance.
- Ideally appear subservient to the main dwelling with the ridge level of extensions set below the main ridge line of the original house.

A linked or infill effect between neighbouring dwellings should be avoided by leaving a visibly adequate gap between the boundary and the side wall of the extension. Whilst it is necessary to consider each situation individually, the Council is concerned that where two storey side extensions are proposed to homes in areas of mainly detached or semi detached housing the character should not be lost through terracing extensions. In such areas houses should not be physically or visually linked, particularly at first floor level.

Two storey side extensions should be set back from the front of the property by a minimum of one metre behind the front main wall of the house, or by 1 metre from the side boundary. The joining up of detached or semi detached properties can also result in future maintenance difficulties.

The proposed two storey side extension would present a gable end roof to match the new proposed roof design, it would not be set below the ridge line, but instead continue at the same height as the existing ridge line.

The proposed two storey side extension is to be set back at first floor level by 1m and set off the side boundary by 0.6m.

Although the two storey side extension is not proposed to be set lower in ridge height, it will be set back at first floor level and set off the side boundary, therefore, it will appear subservient and would not result in a terracing effect. On balance it is deemed acceptable.

Materials are to match the existing.

Single storey rear extension

The SPD states that rear extensions are sometimes visible from public areas and may be prominent for neighbours to the side and rear. Wall and roof materials should match those of the existing property. Rear extensions should respect the shape and form of the existing dwelling with a roof design that complements the existing appearance. As discussed with side extensions, flat roofs are generally unlikely to be acceptable, an exception to this could be the provision of a green roof.

The proposed single storey rear extension will exhibit a gable end pitched roof to complement the proposed roof design change. Therefore, it will respect the proposed roof design and is deemed acceptable.

Materials are to match the existing.

Rear Dormer

The SPD states that dormers at the rear of the house are usually more acceptable than ones at the front as it will be less readily seen by the public. Exceptions may occur where such features are typical of the local area.

Dormers should:

- Be designed to be in proportion to the roof and set into the roof slope so that they are not a dominant feature, small dormers set below the existing ridge line are likely to be more acceptable.
- Have a pitched roof, flat roof dormers added to pitched roofs look out of place and are generally unacceptable.
- Echo the window design and attempt to align vertically with the fenestration below.

- Be constructed from materials to match the existing roof. i.e clad in tiles / slates matching the colour and texture of the existing roof. Dormers clad in UPVC or board are unlikely to be acceptable.

The proposed rear dormer is to be set below the ridge line by 0.1m, set above the eaves by 0.6m and set in from both sides by 1.1m. Therefore, it is not deemed to be a dominant feature.

The dormer will feature a flat roof, however, as it will not be readily viewable from public viewpoints, it is deemed acceptable.

The rear dormer window frame colour will be grey and the materials will be finished to match the colour of the roof finish. The rear dormer will therefore appear even less prominent.

Conclusion

In view of the above, it is considered that the proposed development would respect the design, scale, materials, character, appearance and proportions of the existing dwelling and surrounding area and that it would not result in harm to the character of the street scene or the visual amenity of the area in accordance with UDP policy CDH1.8, Core Strategy policy SIE-1 and policy HD2 High Quality Design and Design Code LC1: Local Character of the High Lane Village Neighbourhood Development Plan.

Impact on Residential Amenity

CDH 1.8: Residential Extensions of the saved UDP states that extensions to residential properties are only permissible where they do not adversely cause damage to the amenity of neighbours by reason of overlooking, overshadowing, visual intrusion or loss of privacy. Extensions which cause an unacceptable loss of privacy or outlook to neighbouring properties, will be refused.

New extensions should not impose an unacceptable loss of privacy on the occupants of neighbouring dwellings. An unreasonable loss of privacy will often occur when windows of habitable room windows look into or overlook a principal window belonging to a habitable room of a neighbouring dwelling. A loss of privacy can also occur when windows look into or overlook private gardens belonging to a neighbouring dwelling.

Front porch

It is deemed that the front extension will not result in any loss of privacy or neighbour amenity/overshadowing/loss of light to the neighbouring No.9, No. 10, No.12 and No. 5 Orford Close by virtue of its size and the distance of separation between it and the front facing habitable windows of any neighbouring properties.

Change in roof design

It is deemed that the change in roof design will not result in any loss of privacy or neighbour amenity/overshadowing/loss of light to the neighbouring dwellings as the ridge height will remain the same as the existing ridge height. Therefore, it is deemed acceptable.

Two storey side extension

As stated in the 'Privacy Standards / Amenity' part of the 5 'General Design Principles' section of the SPD it is beneficial to provide 12 metres between habitable room windows and a blank elevation. There may though be some instances where a neighbouring property has a principal, original habitable room window in a side elevation facing the side of a neighbouring dwelling house and this distance is significantly less than 12 metres. In this instance each proposal will be treated on its own merits to assess whether the further reduction in separation would have a materially harmful impact on the outlook from that window to justify a refusal of the development.

The proposed two storey side extension would be sited 0.6 metres from the boundary with and 1.6 metres from the side elevation of No. 5. However, this property has no habitable room windows in the side elevation facing the application site and proposed two storey side extension. As such, it is considered that the proposed two storey side extension would not result in an undue loss of amenity to this property, by reason of overshadowing, over-dominance, visual intrusion or loss of outlook. No windows are proposed on the side elevation of the proposed two storey side extension facing No. 5, therefore the proposed two storey side extension would not result in any overlooking or loss of privacy impacts.

The proposed two storey side extension would be screened from the neighbouring property at No. 9 by the existing dwelling, therefore would result in no adverse residential amenity impacts on this property.

The SPD also states that between habitable room windows on the public or street side dwelling a distance of 21m must be present. One new window is proposed on the front elevation at first floor level facing No. 10 Orford Close, a distance of 24m will be present between the habitable windows. Therefore, the two storey side extension will not result in any loss of privacy or neighbour amenity to No. 10 Orford Close.

Three new rooflights are proposed on the front roof plane, as they are facing upwards due to the slant of the roof plane, they will not result in any loss of privacy or neighbour amenity/overshadowing/loss of light to the neighbouring dwellings.

Single storey rear extension

In determining planning applications for rear extensions (including conservatories) the most common problem is the affect on the amenities of neighbouring properties. Poorly

designed or overly large extensions can cause a loss of outlook, overshadowing or an overbearing impact to neighbouring properties.

To avoid such an impact (on a terrace or semi detached properties) a single storey rear extension should take account of the following:

- Project no further than 3 metres along a party boundary close to a habitable room window of a neighbouring property.
- At the point of 3 metres it may be possible to introduce a 45 degree splay to allow a slightly greater projection. (see figures 6 and 7 below)
- Not allow unrestricted views of neighbouring properties. Any side windows, particularly on conservatories should either be obscure glazed, high level or screened by a fence of appropriate height.

The proposed single storey rear extension will project 3.8m from the existing rear elevation and it will be sited 0.6m off both side boundaries and therefore, a 45 degree splay is present. Furthermore, no side windows are proposed therefore, it will not result in any loss of privacy or neighbour amenity/overshadowing/loss of light to the neighbouring dwellings No. 5 and No. 9 Orford Close.

Five bi-fold doors, one window and three roof lights are proposed on the rear elevation, these will face the private rear garden of the dwelling and therefore will not result in any loss of privacy or neighbour amenity to the dwellings located to the rear of the site. Furthermore, existing boundary treatment will remain which will offer further privacy.

Rear dormer

The SPD states that dormers should:

- Not result in undue overlooking of a neighbouring property.

It also states that between habitable room windows on the private or rear side of dwellings a distance of 25m must be present.

The proposed rear dormer will be located 20m from the rear side of No. 24 and No. 25 Woodside Drive. Although this does not comply with the 25m rule, the application must also be assessed in its own merits.

Due to the unique layout of the site, the dormer will face No. 24 and No. 25 Woodside Drive at a slight angle, furthermore, face No. 24 and No. 25 Woodside Drive are both bungalow dwellings and therefore, the rear dormer windows would look over the roofs of these dwellings. Additionally, the rear dormer is to be set back from the eaves by 0.6m.

To further protect the neighbours amenity, amended plans were sought to amend the dormer windows to be fitted with obscure glazing and to only be top opening – this will be secured with a condition.

Therefore, it is deemed that on balance the rear dormer will not result in any loss of privacy or neighbour amenity to the dwellings located to the rear of the site.

Conclusion

In view of the above, it is considered that the proposal would not unduly impact on the residential amenity of the surrounding properties in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

On the basis of the above the proposed development is considered compliant with policies H1 and SIE1 together with advice contained within the SPD. UDP policy CDH1.8, Core Strategy policy SIE-1 and policy HD2 High Quality Design and Design Code LC1: Local Character of the High Lane Village Neighbourhood Development Plan.

Other Matters

Neighbour objections raise concerns as to potential drainage issues occurring due to the applicant's new front drive. Members are advised that the front drive does not form part of the submitted planning application.

Neighbour objections raise concerns as to the erection of a fence to the front of the property. Members are advised that the fence to the front of the property does not form part of the submitted planning application.

Neighbour objections refer to a restrictive covenant relating to the site and property. Members are advised that this is not a material planning consideration.

Neighbour objections refer to excessive noise, dust and debris resulting from construction of the proposed development. Members are advised that construction activity would be controlled via relevant environmental protection legislation.

Neighbour objections refer to the proposed development devaluing neighbouring properties. Members are advised that this is not a material planning consideration.

It is acknowledged that the property would increase from a 4 bedroomed dwelling as existing to a 6 bedroomed dwelling as proposed as a result of the proposed development. However, it is noted that sufficient off-road parking exists to the front curtilage of the property and on this basis, the proposal is considered acceptable from a highway safety and parking perspective.

SUMMARY

The general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling, the character of the street scene and the visual amenity of the area in accordance with UDP policy CDH1.8, Core Strategy

policy SIE-1 and policy HD2 High Quality Design and Design Code LC1: Local Character of the High Lane Village Neighbourhood Development Plan.

It is considered that the proposal would not unduly impact on the residential amenity and privacy of the surrounding properties and would comply with UDP policy CDH1.8 and Core Strategy policy SIE-1.

Other material considerations such as the Extensions and Alterations to Dwellings SPD and the NPPF have also been considered and it is judged the proposal also does comply with the content of these documents.

RECOMMENDATION

Grant with conditions.