

DELEGATED APPLICATION REPORT

Target Date: 29/01/19

Application No: 182239/HPA

Address: 295 Northumberland Avenue

Proposal: Single storey rear extension

Case officer: Sian Hickey

INTRODUCTION

Under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the 2015 Order") the following is allowed:

A single storey extension, beyond the rear wall of a semi-detached house, between 3m and 6m in depth, and up to 4m in height

provided the development is not excluded by virtue of the criteria in Paragraph A.1 of the 2015 Order.

The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

PROPOSAL

The proposal falls to be considered under Paragraph A.1 (g) and accordingly Condition A4 applies.

The agent has provided information on the proposed rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 5.5m
- Have a maximum height of 2.95m
- Have a height to eaves of 2.65m

The proposed extension would have a flat roof.

PLANS SUBMITTED

The agent submitted the following drawings, received on 19th December 2018:

Drawing No: PL/A431/04 – Location and Site Plan

Drawing No: PL/A431/03 – Proposed Elevations

Drawing No: PL/A431/02 – Existing Elevations

Drawing No: PL/A431/01 – Existing and Proposed Ground Floor Plan

PLANNING HISTORY

None.

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 2nd January 2019 the adjoining owners and occupiers at 293 Northumberland Avenue, and 1 and 3 Blagdon Road of the proposed extension providing a period of 21 days for representations to be made. The 21 day consultation period expired on 23rd January 2019. One letter of representation has been received with regard to the following:

- Over development, excessive depth and height
- Loss of Light and privacy to 293 Northumberland Avenue

POLICIES

Legal and Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) – among them the ‘presumption in favour of sustainable development’.

The following local and national planning policy and guidance is relevant to this application:

Sites and Detailed Policies Document (2012)

SD1: Presumption in Favour of Sustainable Development

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

APPRAISAL

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, as amended. In accordance with this legislation, adjoining owners and occupiers have been consulted on the proposal and objections have been received. The prior approval of the Local Planning Authority is therefore required as to the impact of the proposed development on the amenity of the adjoining premises.

A site visit was undertaken on 25th January 2019.

Impact on amenity of neighbours

The Supplementary Planning Guidance – A Design Guide to House Extensions (2003) states that rear extensions longer than 4m will not normally be granted planning permission. The exception to this is if the house and garden are capable of taking an extension of longer depth. It is also advised that rear extensions should be located as far away from side boundaries as possible, to safeguard the outlook of neighbours.

The application site is adjoined to its neighbouring property 1 Blagdon Road. The side of 295 Northumberland Avenue is adjoined to part of the rear elevation of 1

Blagdon Road. This property has a single storey rear projection adjacent to the shared boundary with a rear facing window. The 5.5m depth of the proposed rear extension is considered excessive as it would have a visually dominant and overbearing effect on this neighbour and would cause loss of light. This would be unneighbourly as it would be detrimental to the living environment of the residents of 1 Blagdon Road. This would be contrary to Policies DM4 and DM9 of the Sites and Detailed Policies Document (2012). The proposal is therefore considered to cause significant harm to the residential amenity of the occupants of 1 Blagdon Road. For this reason it is recommended that prior approval is refused.

RECOMMENDATION

Refuse prior approval

The proposed extension by reason of its excessive depth on the boundary with 1 Blagdon Road would result in loss of light and a visually dominant and overbearing effect on this neighbouring property, harmful to the amenity of occupiers and contrary to Policies DM4 and DM9 of the Sites and Detailed Policies Document 2012 (altered 2015) and A Design Guide to House Extensions SPG (2003).

Consideration was given to the following information received by the Local Planning Authority on 19th December 2018:

Drawing No: PL/A431/04 – Location and Site Plan

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