

SCHEDULE A: Applications with Recommendation

16/0842

Item No: 09

Date of Committee: 25/11/2016

Appn Ref No:
16/0842

Applicant:
Mr Hetherington

Parish:
Stanwix Rural

Agent:
Brian Child

Ward:
Stanwix Urban

Location: 19 Millcroft, Carlisle, CA3 0HX

Proposal: Proposed Two Storey Side Extension And Single Storey Rear Extension To Provide Garage And Kitchen/Dining Room On The Ground Floor With 1No. En-Suite Bedroom Above

Date of Receipt:
22/09/2016 16:02:40

Statutory Expiry Date
17/11/2016 16:02:40

26 Week Determination
28/11/2016

REPORT

Case Officer: Suzanne Osborne

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Whether the proposal is appropriate to the dwelling and impact upon the existing street scene;
2.2 Impact of the proposal on the living conditions of neighbouring residents;
2.3 Highway impacts;
2.4 Impact upon biodiversity.

3. Application Details

The Site

- 3.1 Number 19 Millcroft is a two storey detached property located on the north-western side of Millcroft in Stanwix. The property is constructed from brick walls under a concrete tiled roof and is surrounded by two storey residential properties to the south-west, north-west and north-east. On the opposite side of the road bungalows are located.

The Proposal

- 3.2 The application seeks Full Planning Permission for the erection of a two storey side extension to the south-west elevation of the dwelling to provide a garage on the ground floor and en-suite bedroom above together with a single storey rear extension to provide a kitchen and dining room. In order to provide the proposed two storey extension an existing single storey flat roof extension will be demolished. The submitted plans illustrate that the proposed extension will be constructed from rendered walls, grey framed uPVC windows under a slate roof. As part of the proposed development the existing walls of the property will be rendered, the windows changed to grey framed uPVC and the existing roof replaced with slate.
- 3.3 Members should be aware that this application as first submitted did include a patio deck on top of the proposed single storey flat roofed rear extension however this has since been removed from the proposal following concerns from the Case Officer with regard to overlooking.

4. Summary of Representations

- 4.1 This application has been advertised by means of notification letters sent to five neighbouring properties. In response to the consultation undertaken two objections from neighbouring properties have been received as well as a verbal comment.
- 4.2 The objections received in relation to the original plans submitted cover a number of matters which are summarised as follows:
1. Overlooking and impact upon privacy from the proposed patio roof deck;
 2. design of the single storey rear extension with patio roof deck above.
- 4.3 In relation to the amended plans submitted which remove the patio roof deck the following further comments from an objector have been received:
1. Pleased to see removal of patio roof deck
 2. If the development is approved conditions should be imposed prohibiting any other forms of balcony, roof decks or use of the single storey roof as a leisure/amenity area
 3. Prefer for the full height doors and Juliet balcony to be replaced with a window
- 4.4 Verbal comments have also been received from the occupier of an adjacent property with regard to loss of light and potential overlooking from the proposed two storey side extension.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection;

Stanwix Rural Parish Council: - objected to the plans as first submitted on the grounds that the first floor patio deck would enable substantial overlooking of several neighbouring dwellings, to the significant detriment of their residential amenity through loss of a right to privacy.

In response to the amended plans submitted which removes the first floor patio deck, the Parish Council has commented as follows:

Although a 'Juliet', or similar type, balcony would not enable such extensive overlooking, as would the originally proposed patio deck; it would retain an ability to enable and encourage far greater opportunities for prolonged overlooking, of neighbouring dwellings, than would a conventional window.

The dwellings subject of such extended overlooking would, as a consequence, experience significant loss of residential amenity through loss of a right to privacy.

The parish council therefore maintains its previous objection, on grounds of overlooking and loss of privacy with regard to neighbouring dwellings, and urges consideration of a further amendment removing the proposed Juliet Balcony.

Reason: To ensure the proposed development does not adversely affect the amenity of adjacent residential properties through overlooking and subsequent loss of privacy. In accordance with Carlisle District Local Plan 2001 - 2016 policies:

- H11 - Extensions to Existing Residential Premises;
- H2 - Primary Residential Areas;
- CP6 - Residential Amenity;
- CP5 – Design.

Northern Gas Networks: - no objections, advisory note attached.

6. Officer's Report

Assessment

- 6.1 Section 54a of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP6, H08 and G13 of the Carlisle District Local Plan (CDLP) 2015-2030. The City Council's Supplementary Planning Document (SPD) 'Achieving Well Designed Housing' is also a material planning consideration in the determination of this application.
- 6.3 The proposal raises the following planning issues:

1. Whether The Proposal Is Appropriate To The Dwelling And Impact Upon The Existing Street Scene

- 6.4 The NPPF attaches great importance to the design of the built environment recognising that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The NPPF also indicates that planning decisions should not attempt to impose architectural styles or particular tastes. It is however proper to promote or reinforce local distinctiveness.
- 6.5 The relevant design policies of the CDLP seek to ensure that proposals respond to the local context in terms of height, scale and massing and by using appropriate materials and detailing. Local landscape character should be respected and development should be fully integrated into its surroundings.
- 6.6 Policy H08 of the CDLP (which relates to house extensions) states that house extensions and alterations should be designed to complement the existing building and be visually subservient. Policy H08 goes on to state that proposals should maintain the established character and pattern of the existing street scene and be a positive addition as well as retain gaps between buildings where they are characteristic of the area and contribute to the existing street scene.
- 6.7 The existing property is constructed from red clay facing brick walls, white uPVC windows and doors under a concrete tiled roof. The submitted plans illustrate that the proposed extension will be constructed from rendered walls, grey framed uPVC windows under a slate roof. As part of the proposed development the existing walls of the property will be rendered, the windows changed to grey framed uPVC and the existing roof replaced with slate.
- 6.8 The scale and height of the proposed extensions are comparable to the existing dwelling. The roof form of the two storey side extension corresponds with the original dwelling as it uses the same roof pitch. Although the rear extension has a flat roof it is considered that the contemporary design of the extension complements the architecture of the existing building. The proposed fenestration details match those of the main dwelling and the proposed materials would improve the overall visual appearance of the existing dwelling and its setting within the existing street scene. Accordingly, the scale and design of the extensions are considered acceptable.

2. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.9 Objections have been received during the consultation period from the Parish Council who object to the patio door and Juliet balcony on the rear elevation serving the proposed first floor en-suite bedroom. Although they note that the

proposed patio deck has since been removed from the proposal they consider that the patio door and Juliet balcony would retain an ability to enable and encourage far greater opportunities for prolonged overlooking of neighbouring dwellings than would a conventional window. The Parish Council are therefore of the opinion that the dwellings subject of such extended overlooking would, as a consequence, experience significant loss of residential amenity through loss of a right to privacy.

- 6.10 The residential properties either side of the application site objected to the proposed development as first submitted which showed the insertion of a patio deck above the proposed flat roof rear extension. The plans have however since been amended to remove the patio deck. The occupiers of No.17 Millcroft, to the south-west of the site, have subsequently requested that if the development is approved conditions are imposed prohibiting any further development on the single storey flat roofed extension and use of the flat roof as a leisure or amenity area.
- 6.11 When assessing the impact of the proposed extensions on the occupiers of neighbouring dwellings it is acknowledged that. No 17 Millcroft has a first floor window on the side elevation which would directly face the proposed two storey side extension however this window serves a bathroom which is not regarded as a primary window as it does not serve a habitable room. No.17 Millcroft does have two ground floor windows facing towards the application site however the rooms which these windows serve also have larger windows on the rear elevation and are obscured by existing hedging. No. 21 Millcroft, to the north-east, has a first floor window on the side elevation facing the application site however this directly faces the existing gable of No.19 Millcroft and will be off-set from the proposed development.
- 6.12 The City Council's SPD 'Achieving Well Designed Housing' outlines minimum distances between primary facing windows together with primary windows and walls serving habitable rooms in order to protect against loss of amenity and privacy i.e. 21 metres between primary facing windows and 12 metres between primary windows and walls. The proposed development will be compliant with these distances.
- 6.13 The Parish Council's concerns regarding overlooking from the Juliet balcony are noted however the purpose of Juliet balconies are so that you can have a full length door with a safety railing not protruding out of the building thereby prohibiting any external access. It is not considered that the insertion of a full length door on the rear elevation opposed to a conventional window, due to its oblique angle, would give rise to a significant degree of overlooking over and above what is currently experienced. In such circumstances, and given the orientation of the application site it is not considered that the proposal would have an adverse impact upon the living conditions of the occupiers of surrounding properties in terms of overlooking, loss of light or over dominance sufficient to warrant refusal of planning permission on this basis.
- 6.14 In order to protect the living conditions of surrounding residential properties it is recommended that a condition is imposed within the Decision Notice restricting the future use of the flat roof rear extension as a roof

terrace/balcony.

3. Highway Impacts

- 6.15 Although the proposal will create an additional bedroom, the development provides further incurtilage parking spaces to the front of the dwelling and via the proposed garage. The relevant Highways Authority have been consulted on the proposal and has raised no objections. As there are no objections from the statutory consultee it is not considered that the proposal would have an adverse impact upon existing highway conditions.

4. Impact Upon Biodiversity

- 6.16 The Councils GIS Layer has identified that the site has the potential for several key species to be present within the vicinity. Given the scale and nature of the proposal it is unlikely that the development would harm a protected species or their habitat. It is however recommended that an Informative is included within the Decision Notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

Conclusion

- 6.17 On balance it is considered that the proposed extensions are appropriate in terms of scale and design to the existing dwelling and will not have a detrimental impact upon the character/appearance of the surrounding area or the living conditions of the occupiers of any residential properties. The development will also not have an adverse impact upon highway safety or biodiversity. Overall it is considered that the proposal is compliant with the objectives of the relevant Development Plan Policies and approval is recommended.

7. Planning History

- 7.1 There is no relevant planning history on this site.

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of 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 approved documents for this Planning Permission comprise:

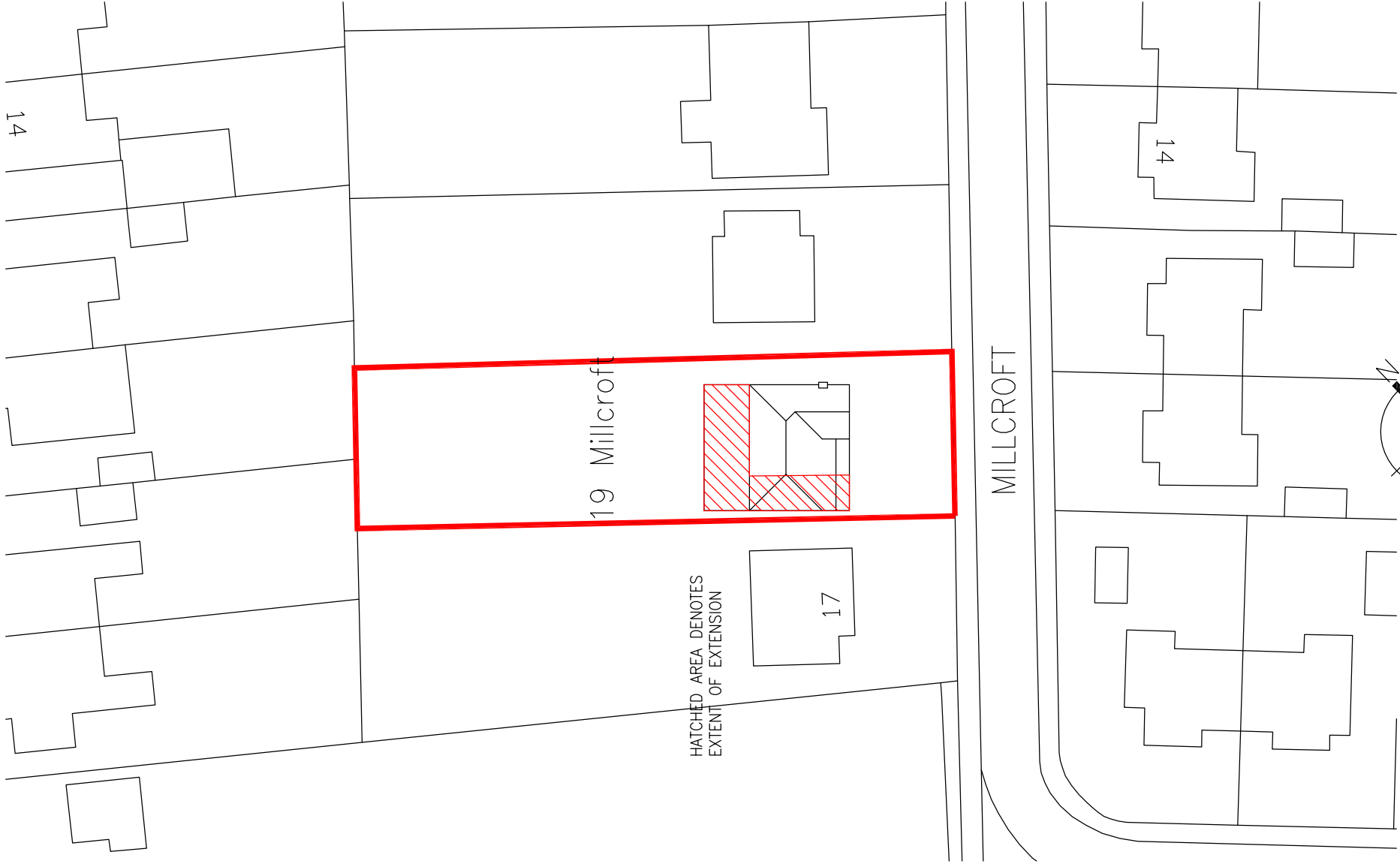
1. the submitted planning application form received;
2. the site location and block plan received 22nd September 2016

- (Drawing No.11329-0);
3. the existing floor plans and elevations received 22nd September 2016 (Drawing No. 11329-01);
 4. the proposed floor plans and roof plan received 19th October 2016 (Drawing No. 11329-03A);
 5. the proposed elevations received 19th October 2016 (Drawing No.11329-04A);
 6. the existing and proposed elevations received 19th October 2016 (Drawing No.11329-02B);
 7. the existing and proposed access arrangements received 4th November 2016 (Drawing No.11329-0)
 8. the Notice of Decision; and
 9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

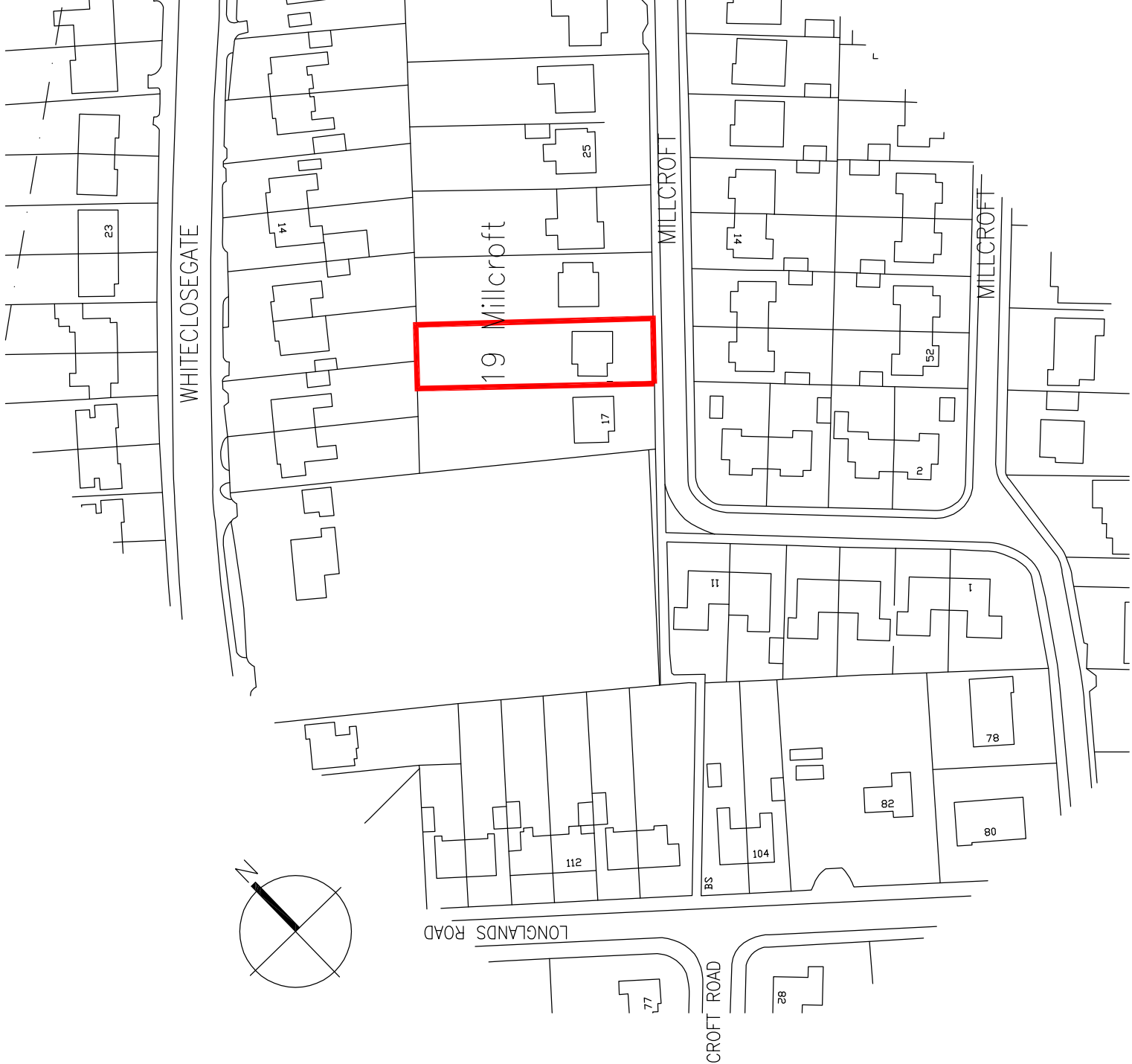
3. The roof of the single storey rear extension hereby approved shall not be used as a roof terrace/balcony.

Reason: To protect the living conditions of the occupiers of neighbouring properties in accordance with Policies SP6 and HO8 of the Carlisle District Local Plan 2015-2030.



BLOCK PLAN
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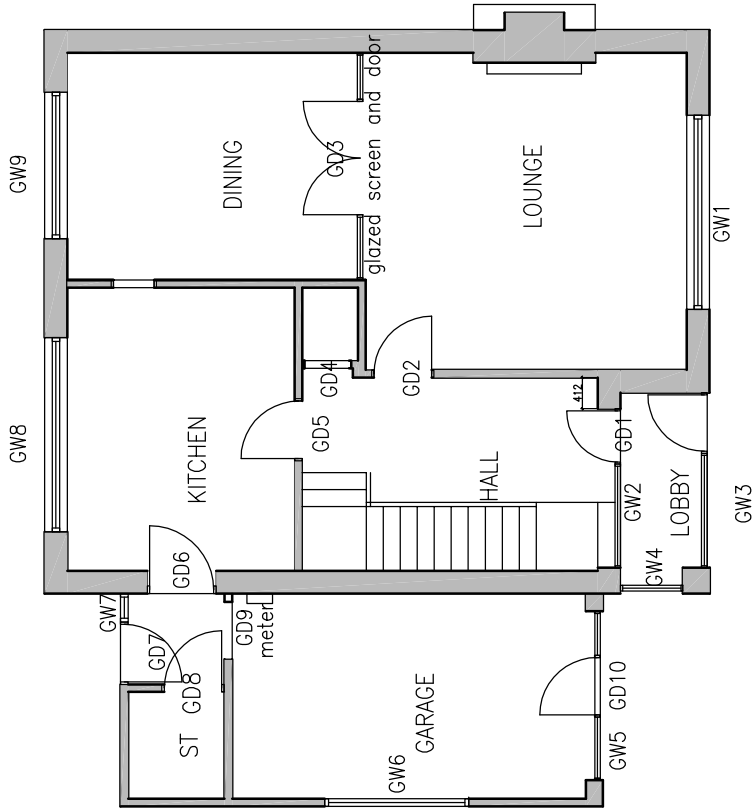
Revisions:



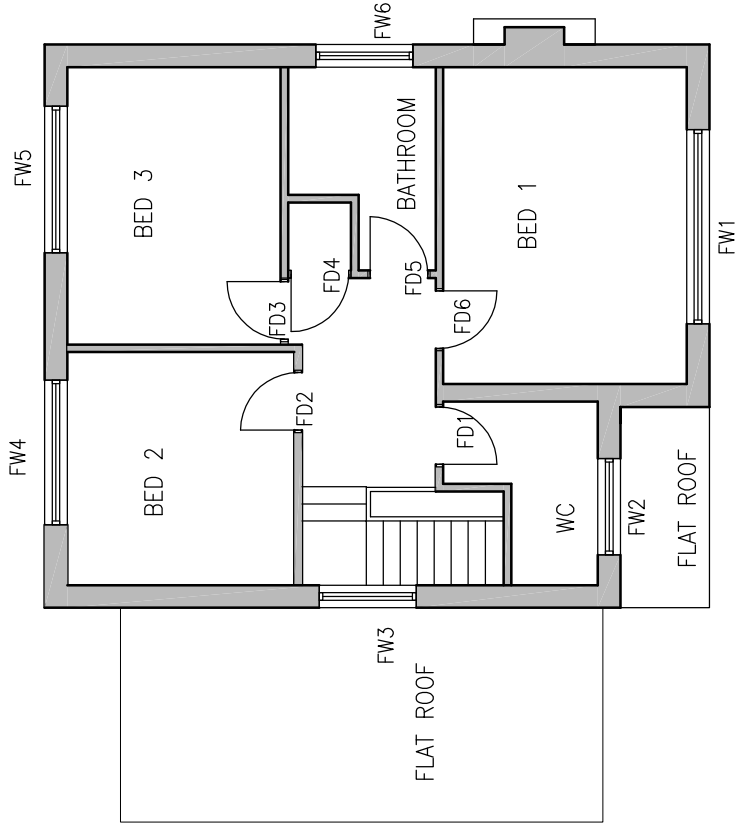
SITE LOCATION PLAN
Scale: 1:1250 @A3

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e-mail: brianfchild@hotmail.co.uk
Project Proposed Extension and Alterations
19 Millcroft, Carlisle, CA3 0HX
Drawing Block and Site Plans

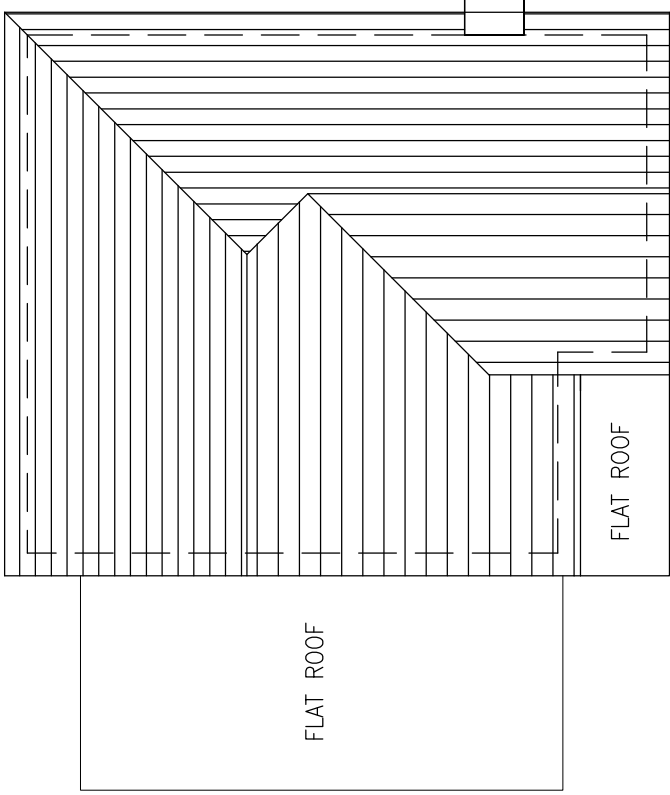
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Ground Floor
Existing

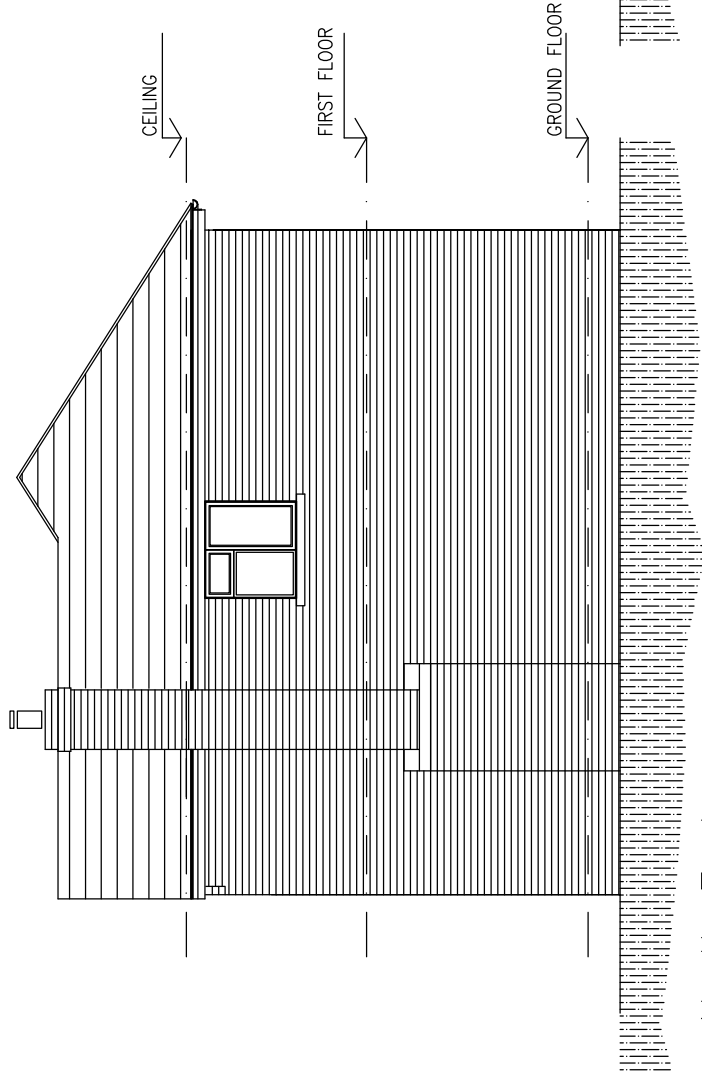


First Floor
Existing

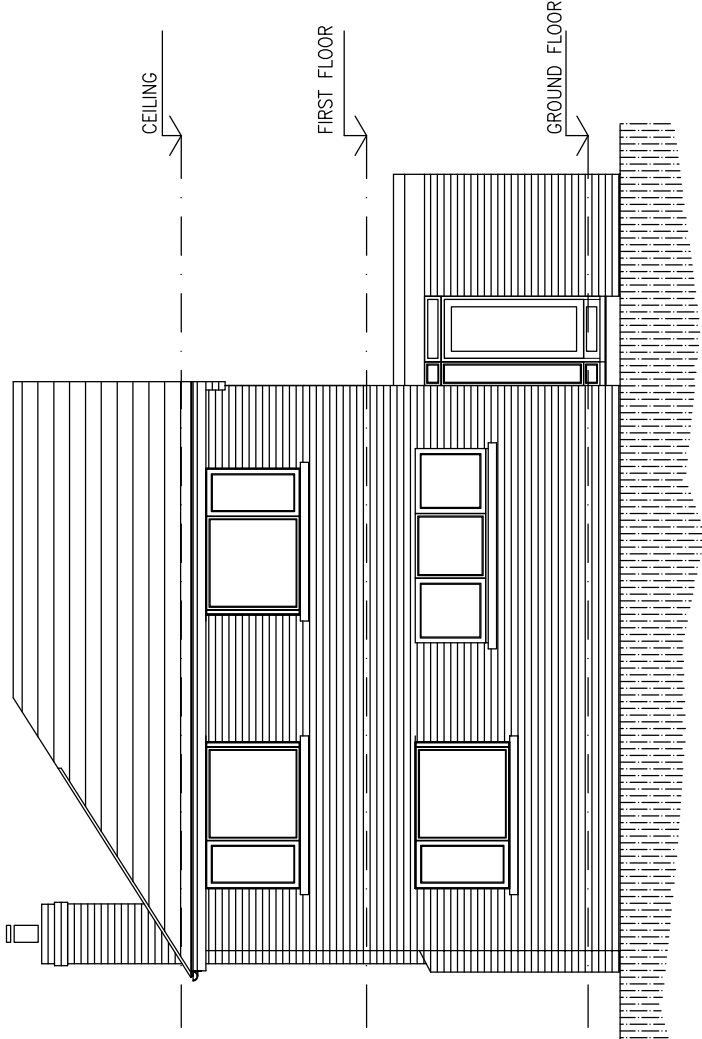


ROOF PLAN
Existing

MATERIALS TO EXISTING HOUSE
WALLS: RED CLAY FACING BRICK, CAVITY WALL TO HOUSE
ROOF :CONCRETE 'PANTILE' INTERLOCKING TILES, COLOUR GREY
WINDOWS : WHITE FRAMED UPVC, DOUBLE GLAZED
DOORS: WHITE FRAMED AND DOUBLE GLAZED
NOTE THAT ALL DIMENSIONS
TO BE CHECKED ON SITE



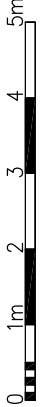
North East
Elevation Right Gable



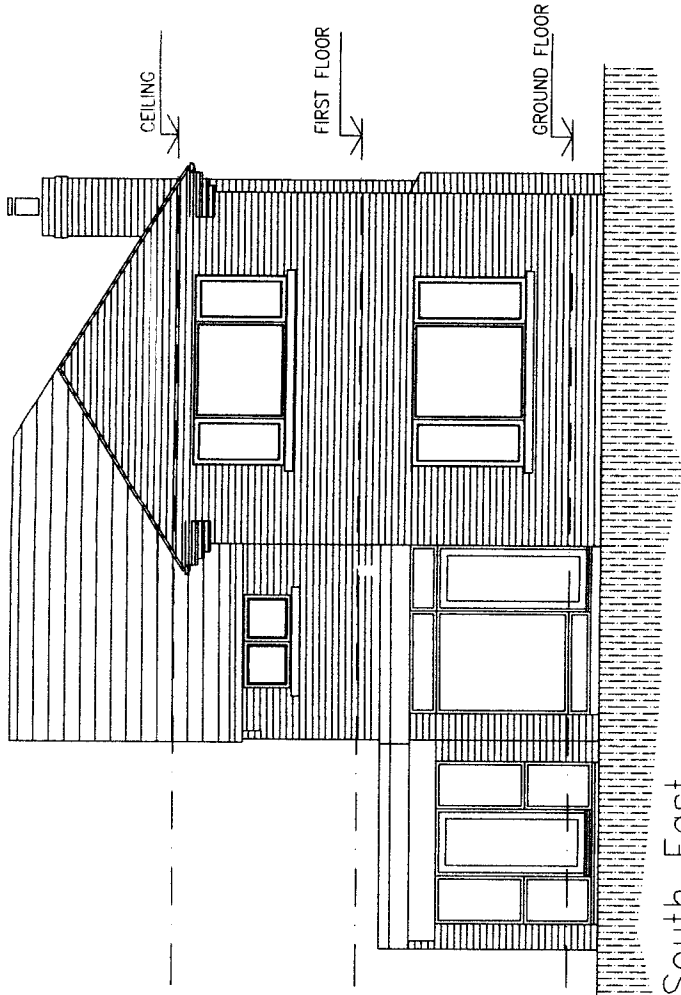
North West
Elevation Rear

Revisions:

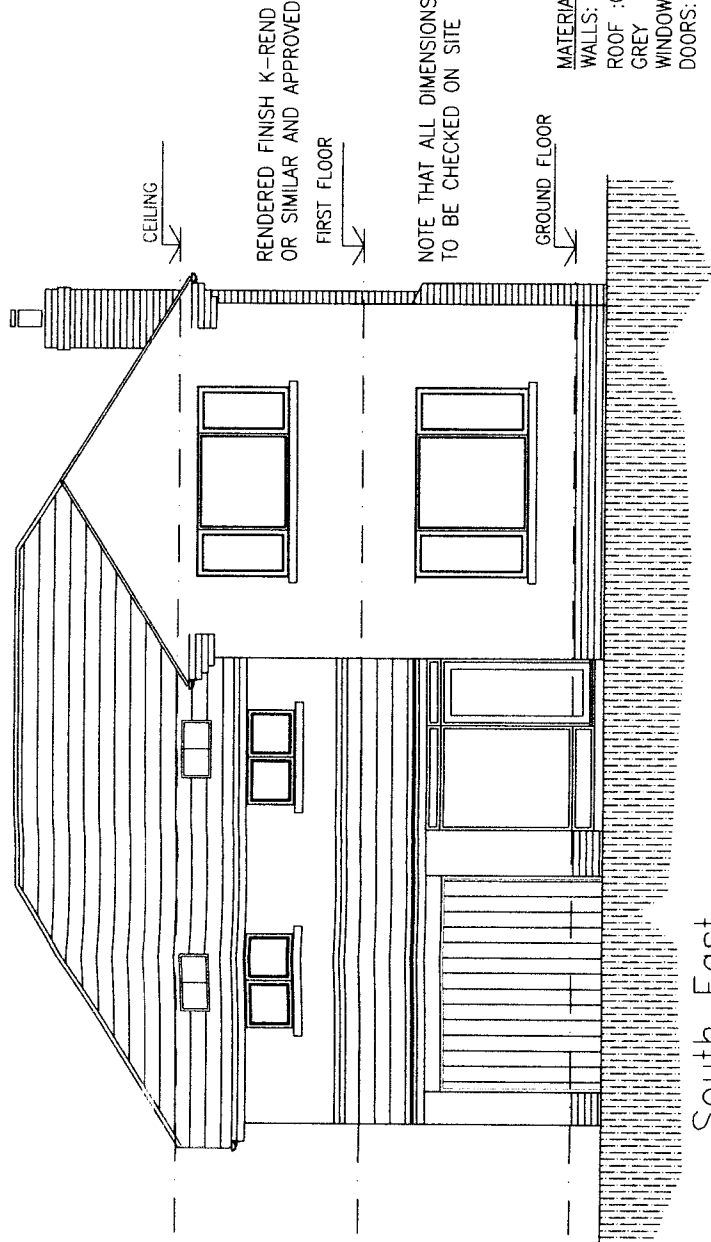
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Project Proposed Extension and Alterations
19 Millicroft, Carlisle, CA3 0HX
Drawing Existing Plans and elevations



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South East
Elevation
Existing Front Elevation

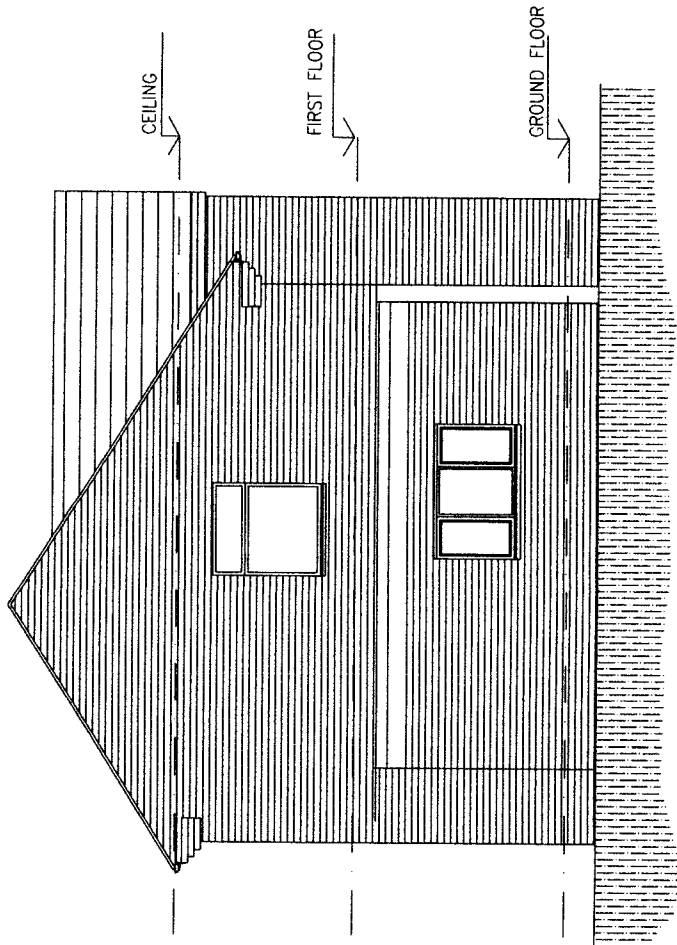


South East
Elevation
Proposed Front Elevation

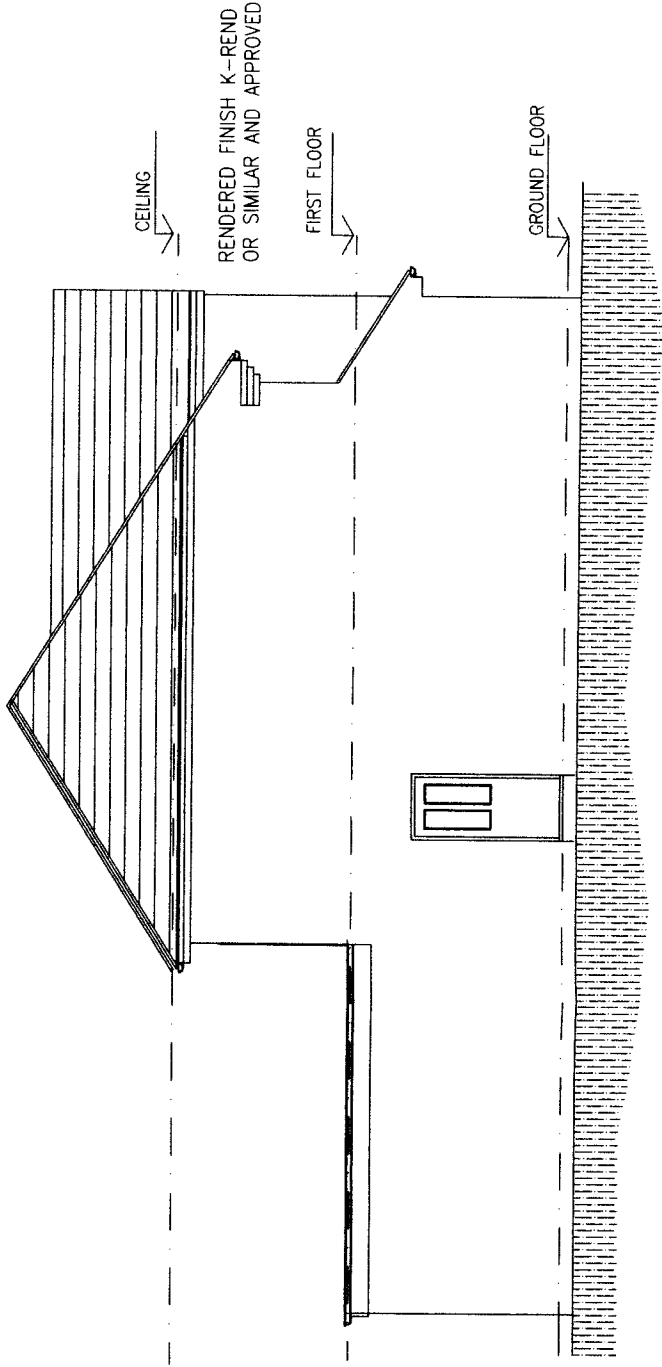
MATERIALS TO EXISTING HOUSE
WALLS: RED CLAY FACING BRICK, CAVITY WALL TO HOUSE
ROOF :CONCRETE 'PANTILE' INTERLOCKING TILES, COLOUR GREY
WINDOWS : WHITE FRAMED UPVC, DOUBLE GLAZED
DOORS: WHITE FRAMED AND DOUBLE GLAZED

MATERIALS TO PROPOSED EXTENSION
WALLS: RENDERED BLOCKWORK – SELF COLOURED
RENDER TO NEW AND EXISTING SURFACES, K-REND OR SA, COLOUR – OFF WHITE
ROOF :REPLACE EXISTING PANTILE ROOF WITH NATURAL SLATE BLUE BLACK
FLAT ROOF: SINGLE PLY MEMBRANE
WINDOWS : GREY FRAMED UPVC, DOUBLE GLAZED
DOORS: GREY FRAMED AND DOUBLE GLAZED

NOTE THAT ALL DIMENSIONS
TO BE CHECKED ON SITE



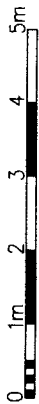
South West
Elevation
Existing Left Gable



South West
Elevation
Proposed Left Gable

RENDERED FINISH K-REND
OR SIMILAR AND APPROVED

1610842



Revisions:

- A: 01:10:16: AMENDMENT TO BALUSTRADE DETAIL
B: 16:10:16: AMENDMENT TO BALUSTRADE DETAIL REVISE TO JULIETTE BALCONY
AND AMENDMENT TO WINDOW AND DOOR FRAME COLOUR

Brian F Child Dip ARCH RIBA

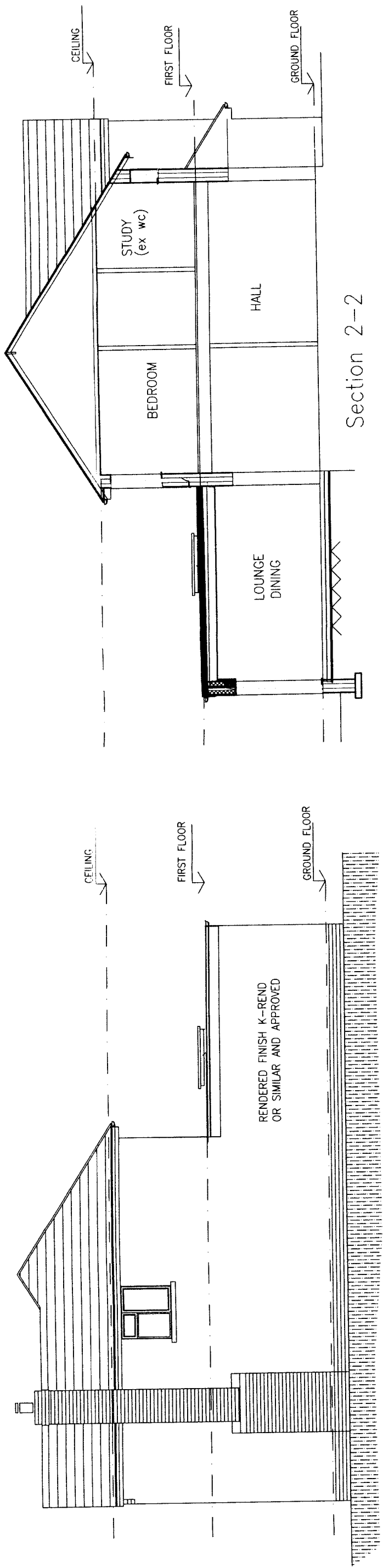
Criffel View, Cummersdale, Carlisle tel 01228 534537 mob 07821824541
e-mail: brianfchild@hotmail.com

Project Proposed Extension and Alterations

19 Millcroft, Carlisle, CA3 0HX

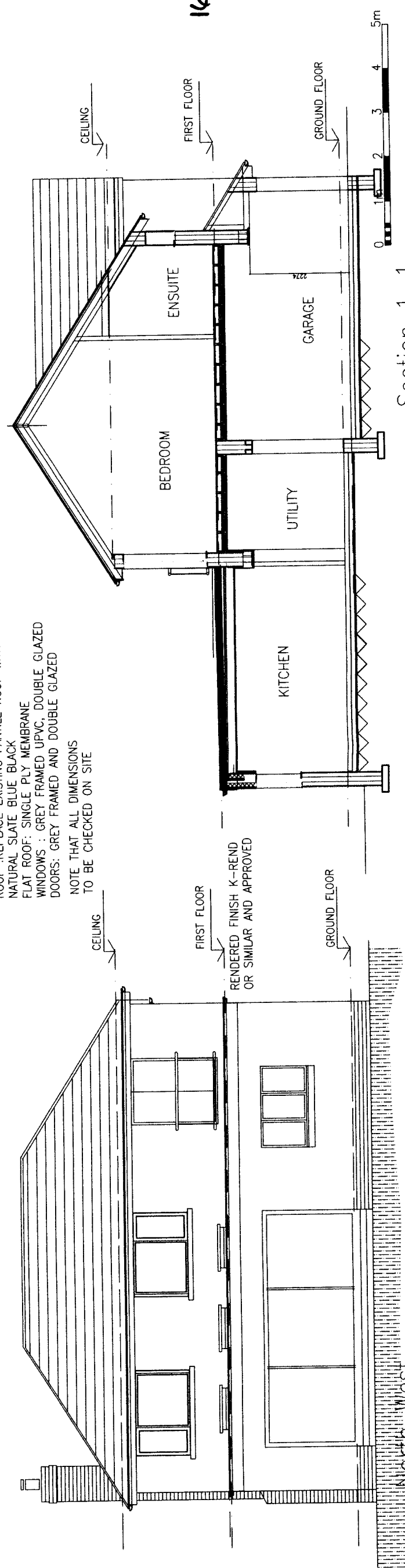
Drawing Existing and proposed elevations

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South East
Elevation

MATERIALS TO EXISTING HOUSE
WALLS: RED CLAY FACING BRICK, CAVITY WALL TO HOUSE
ROOF : CONCRETE 'PANTILE' INTERLOCKING TILES, COLOUR GREY
WINDOWS : GREY FRAMED UPVC, DOUBLE GLAZED
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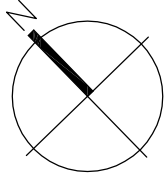
North West
Elevation

16/08/2

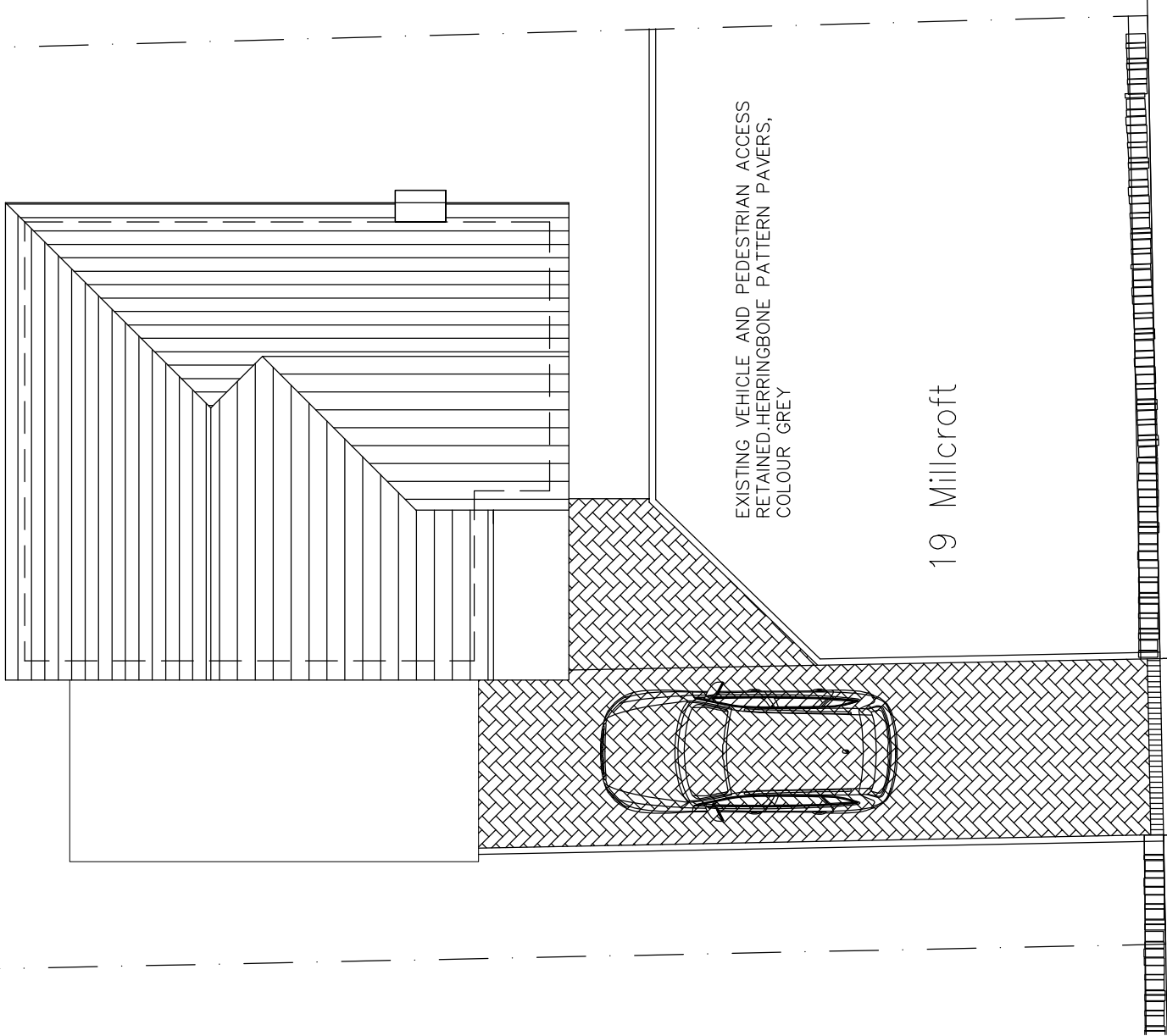
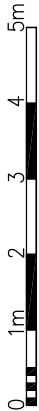
Revisions:
A: 16:10:16: AMENDMENT TO BALUSTRADE DETAIL REVISE TO JULIETTE BALCONY AND AMENDMENT TO WINDOW AND DOOR FRAME COLOUR

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Project Proposed Extension and Alterations
19 Millcroft, Carlisle, CA3 0HX
Drawing Proposes Elevations

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EXISTING ACCESS
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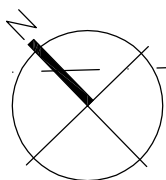


EXISTING VEHICLE AND PEDESTRIAN ACCESS
RETAINED.HERRINGBONE PATTERN PAVERS,
COLOUR GREY

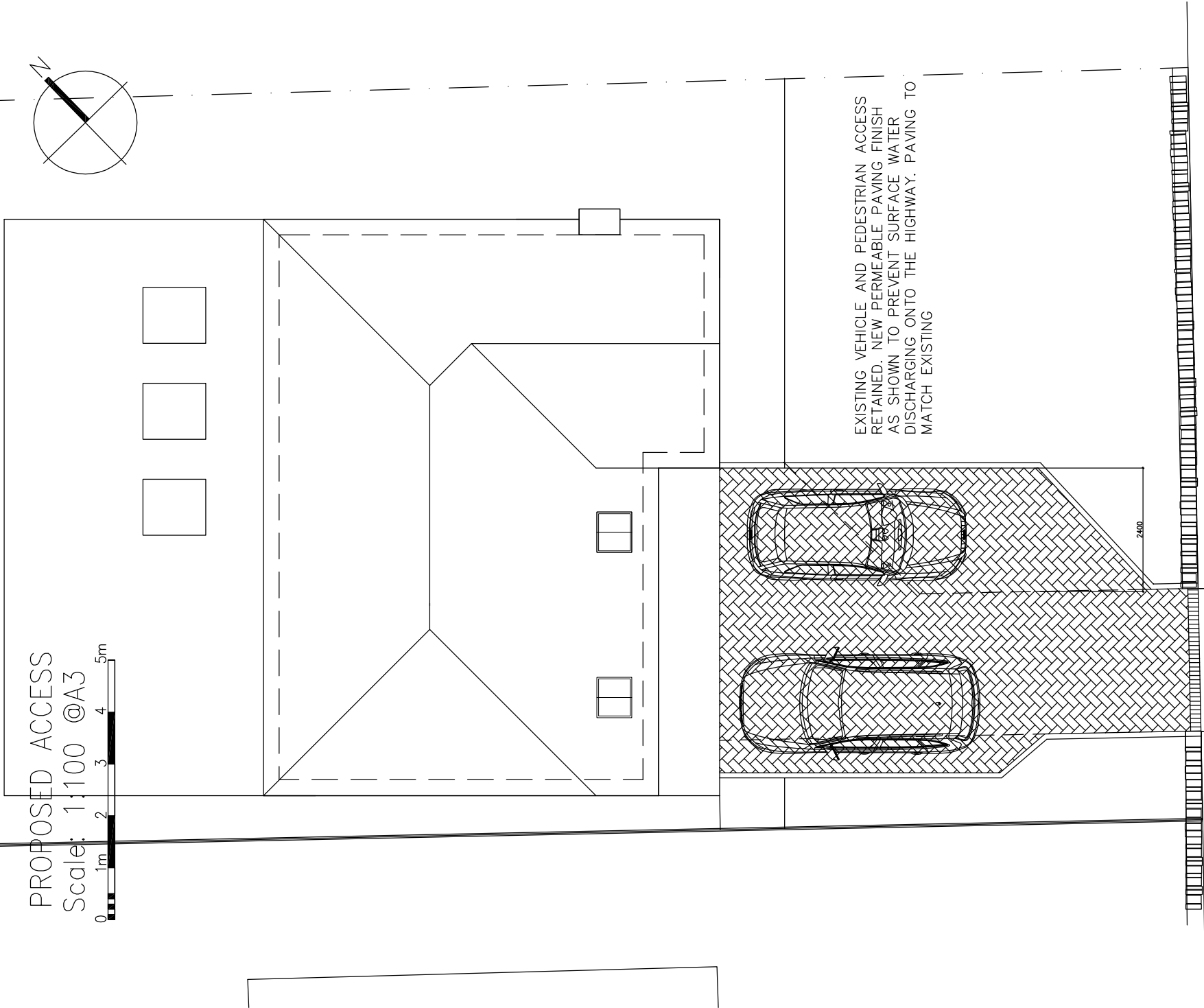
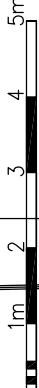
19 Millcroft

MILLCROFT

Revisions:



PROPOSED ACCESS
Scale: 1:100 @A3



EXISTING VEHICLE AND PEDESTRIAN ACCESS
RETAINED. NEW PERMEABLE PAVING FINISH
AS SHOWN TO PREVENT SURFACE WATER
DISCHARGING ONTO THE HIGHWAY. PAVING TO
MATCH EXISTING

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Project Proposed Extension and Alterations
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Drawing Block and Site Plans

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