

PLANNING COMMITTEE



Application Address	15 Creedy Drive Christchurch BH23 1NX
Proposal	Single storey rear extensions. New decking with balustrade
Application Number	8/20/0137/HOU
Applicant	Mr N Brown
Agent	Mr Matt Stevens
Date Application Valid	11 February 2020
Decision Due Date	7 April 2020
Extension of Time Date (if applicable)	
Ward	Christchurch Town
Report status	Public
Meeting date	21 May 2020
Recommendation	Grant, in accordance with the Recommendation within the report.
Reason for Referral to Planning Committee	Application called to Committee by Cllr P Hall as <ul style="list-style-type: none">• it may form a cramped development and may be contrary to policy H12 1 & 2.
Case Officer	Charlotte Dayson-Smith

Description of Development

1. Single storey rear extension. New decking with balustrade.

Key Issues

2. The main considerations involved in this application are:
 - Impact on the character and appearance of the area
 - Impact on neighbours' living conditions

Planning Policies

3. Development Plan:

KS1 Presumption in favour of sustainable development

HE2 Design of new development

H12 Residential Infill

ME6 Flood Management, Mitigation, and Defence

National Guidance

The guidance contained in the National Planning Policy Framework (NPPF) is a material consideration.

Section 7 – Requiring good design

Section 10 – Meeting the challenge of climate change, flooding and coastal change

Section 16 - Conserving and enhancing the historic environment

4. Relevant Planning Applications and Appeals

Application Number	Site Address	Proposal	Decision
8/20/0300/CLP	15 Creedy Drive	Single storey rear extension.	Lawful 28/05/2020
8/05/0298	9 Creedy Drive	Conservatory on rear elevation	Grant 23/06/2005
8/05/0296	7 Creedy Drive	Conservatory on rear elevation	Grant 23/06/2005
8/06/0443	25 Creedy Drive	Retrospective application for the erection of pitched roof conservatory to rear	Granted 29/09/2006
8/07/0450	11 Creedy Drive	Pitched roof conservatory to rear	Granted 22/08/2007
8/08/0207	32 Wick Point Mews	Erection of single storey extension and conservatory to rear of dwelling	Granted 09/05/2008
8/12/0271	24 Wick Point Mews	Erection of conservatory to rear	Granted 29/08/2012
8/17/3535/CLP	20 Wick Point Mews	Single storey rear extension and loft conversion	Lawful 10/01/2018
8/18/3390/HOU	26 Wick Point Mews	Rear extension and enlargement of roof to provide further accommodation	Granted 11/02/2019
8/19/1330/HOU	27 Creedy Drive	Single storey rear extension. Add windows to side elevation	Granted 10/01/2020

8/19/1455/CLP	15 Creedy Drive	Single storey rear extension and decking with balustrade	Not Lawful 08/01/2020
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Representations

5. A site notice was posted near the site on 03/03/2020 with an expiry of 24/03/2020.
6. A total of 4 letters of representation were received raising the following issues;
 - Impact on residential amenities
 - Loss of light
 - Loss of privacy
 - Impact on complex drainage/sewerage on site
 - Noise and disturbance during construction and emanating from bi-fold doors and decking

Consultations

7. Christchurch Town Council – no comments received.

8. Constraints

- Flood Zone 2
- Coastal Area (Policy)
- Wessex Water Sewer Flooding

Planning Assessment

Site and Surroundings

9. The application site is within a modern residential development within central Christchurch, a short distance from the Christchurch Central Conservation Area and The Quomps. The site is occupied by a 3 storey townhouse in red brick and slate and is the end property in a terrace of 3. The properties in the terrace are slightly staggered, with the end properties being 0.5m longer to the front and rear than the middle property. There have been no previous alterations to no.15 however no.19 has a 5m extension to the rear.

Impact on character and appearance of the area

10. The proposal is a flat roof, single storey rear extension, 3.10m in height, which extends beyond the rear wall of the dwelling by 2m. There are no windows proposed in either side elevation and the rear is served by bifold doors out on to a proposed decking. The extension has a flat roof.

11. The proposed decking is 1.5m in depth with a glazed balustrade of approx. 1.3m in height, the decking is 0.3m high and runs the whole width of the extension, (approx. 6m).
12. The extension is to be constructed to the rear of the property and will not be visible from the streetscene therefore it is considered to have a minimal impact on the character of the area.
13. The proposed extension is to be constructed from materials which match those of the existing building and is, therefore, considered to be a subservient and well-designed minor addition to the dwelling.
14. The proposal requires planning permission only because the extension is 0.1m over the height limitation for a rear extension in Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). A reduction in height of 0.1m of the extension would make this element permitted development.
15. Several properties in the immediate area have erected similar single storey extensions, both erected with and without planning permission; as referenced above.

Impact on neighbours' living conditions

16. The proposed extension is single storey and flat roofed, its scale and height and limited projection of 2m would minimise general disturbance to amenity for adjoining properties in accordance with Policy HE2. The scheme is considered to be compatible in its relationship to nearby properties. It would not lead to significant impact on neighbouring living conditions in respect of a loss of daylight or outlook, nor would it have an overbearing impact.
17. The extension is to be built adjoining the boundary with no.17 and there are no windows proposed to either side elevation. The property at 18 Wick Point Mews is some 10.4m from the extension and at this distance, bearing in mind the limited height and projection to the rear, any impacts to the outlook from this neighbour would be minor. It is noted this property has extended to the rear although there is no record on the Council's systems of planning permission having been granted or its lawfulness having been assessed.
18. As noted above, if the height of the extension is reduced by 10cm to 3m, it is permitted development. In addition, the extension could then project 3m from the rear of the property and still be permitted development. The applicant therefore has a fallback position to erect a rear extension with greater impacts on the neighbouring properties than the current proposal.
19. In addition, the applicant would be entitled to apply under the Prior Notification procedure under Class A, Part G of GPDO to erect a rear extension projecting up to 6m (the current proposal is 2m) from the rear. This would be subject to a notification process and in the event of any objections being received, an assessment of the impacts on neighbouring amenity by the LPA.

20. The applicant has confirmed that a 3m high extension, projecting 2m from the rear elevation would be a lawful development under 8/20/0300/CLP in the Table in paragraph 4 above.
21. The Council in determining this application must give due weight to the applicant's fallback position to be able to erect a largely identical (and larger) extension as permitted development.
22. The proposed decking cannot be seen from either adjacent property, it is 0.3m in height and therefore is permitted development, under Class E of the GPDO. The applicant therefore has a fallback position to carry out these works without planning permission from the Local Planning Authority.
23. There is sufficient garden space so that the extension and decking can be accommodated without harm to the amenity of future occupiers.

Flood Risk

24. The site lies in a current area of flood risk (Zone 2) and within future areas at risk of flooding. The applicant has provided a householder flood risk assessment which confirms that floor levels have been set no lower than existing and flood resilience measures incorporated. The scheme thereby complies with Policy ME6 in minimising flood risk.

Summary

25. Each application must be considered on its own merits. The proposal involves a minor alteration to an existing dwellinghouse in the urban area which is acceptable in principle. If the extension is reduced in height by 10cm it does not require planning permission. A larger extension than that proposed can be erected as permitted development.
26. The development is compatible with its surroundings in its relationship to nearby properties including minimising general disturbance to amenity and thereby complies with Policy HE2.
27. The impact on the character and appearance of the area is minimal. Flood risk issues have been addressed.

Planning Balance

28. The proposals would preserve the character and appearance of the area. The proposals have an acceptable impact neighbouring living conditions. The scheme will bring economic benefits during the construction stage. There is no harm caused by the proposals which demonstrably outweigh the benefits of the scheme. The applicant has a fallback position to erect a larger extension as permitted development.
29. The scheme is acceptable.

RECOMMENDATION

Grant, subject to the following conditions which are subject to alteration/addition by the Head of Planning providing any alteration/addition does not go the core of the decision:

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

ASP.19.090.002 A AMENDED Site Plan
ASP.19.090.100 A AMENDED Proposed Plans
ASP.19.090.200 A AMENDED Proposed Elevations
ASP.19.090.201 A AMENDED Proposed Elevations

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

3. The materials and finishes to be employed on the external faces of the development, hereby permitted, shall match those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory visual relationship of the new development to the existing.