

# Planning Committee Report

Application Address	55 Victoria Avenue, Bournemouth, BH9 2RL
Proposal	Alterations and single and 2 storey extension to dwellinghouse
Application Number	7-2022-28438
Applicant	Mr and Mrs R and K Fairclough
Agent	n/a
Ward and Ward Member(s)	Wallisdown and Winton West
<b>Summary of Recommendation</b>	<b>Grant in accordance with the details set out in the recommendation</b>
Reason for Referral to Planning Committee	Applicant is member of staff within the planning section
Case Officer	Nicola Taplin

## Executive Summary

The key planning issues for Members to consider are set out below. Members will have to balance all of the planning issues and objectives when making a decision on the application, against policy and other material considerations.

### **Representations received**

No objections have been received. One representation has been received raising no objections.

### **Impact on the character and appearance of the area**

The proposal is a side extension which extends up to the boundary line at points. The plans have been amended during the application process to improve the design and reduce the overall scale of the first floor additions such that it would now have an acceptable impact on the character and appearance of the area.

### **Impact on Residential Amenity**

No materially harmful impacts have been identified. The extension is close to the side boundary with one property but overall this impact is considered acceptable.

### **Summary**

The proposal would have an acceptable impact on the character of the area and the living conditions of neighbouring residents and has therefore been recommended for approval.

## **Description of Proposal**

1. The application seeks planning permission for alterations and a part single and two storey extension to the dwellinghouse. The application has been amended throughout the course of consideration to reduce the width of the first floor side extension, introduce a false pitched roof to the garage and reduce the eaves of the side extension.

## **Description of Site and Surroundings**

2. The application property comprises a bay fronted detached property located on the northern side of Victoria Avenue. The area is generally residential in character, containing mainly two storey detached properties in good size plots. Victoria Avenue displays a character of fairly uniform circa 1930s era detached three bedroom dwellings with hipped roofs. Properties in this part of the street form a crescent shape and are generally uniform in design, although some have undertaken extensions and alterations in recent years.

## **Relevant Planning History:**

3. There is no relevant planning history.

## **Constraints**

4. There are no site specific constraints.

## **Public Sector Equalities Duty**

5. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —  
eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;  
advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;  
foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **Other relevant duties**

6. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.

## **Representations**

7. Site notices were posted in the vicinity of the site on 13th January 2022 with an expiry date for consultation of 18th February 2022.
8. 1 letter has been received from the occupants of 84 Victoria Park Road, raising no objection.

## **Consultations**

9. None

## **Key Issue(s)**

10. The key issue(s) involved with this proposal are:

- Impact on character and appearance
- Impact upon residential amenity

11. These issues will be considered along with other matters relevant to this proposal below.

## **Policy context**

12. Local documents:

Bournemouth Core Strategy (2012)

Policy CS4: Drainage

Policy CS41: Quality Design

Supplementary Planning Documents:

Residential Extensions: A Design Guide for Householders – PGN (2008)

Sustainable Urban Drainage Systems (SUDS) - PGN

13. National Planning Policy Framework (“NPPF” / “Framework”)

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.”

## **Planning Assessment**

### Impact on Character and Appearance of the area

14. Section 2.2 of the adopted residential design guide states that all proposals should maintain or enhance the character of the existing house and its setting. It is important to establish what the significant characteristics of the street and property. It requires that proposed extensions and alterations should not dominate the existing building. The bulk and mass of an extension should be smaller than the existing building so it does not dominate it.
15. The proposals involve a side extension to the western side of the property. The extension would be single storey to the front and two storey in scale to the rear. The side widens to the rear and the ground floor extension would follow the boundary line, increasing in width

as it goes back. The upper floor would be set back from the front and squared off in line with the property. At the closest front corner the two storey element would be on the boundary line but would increase in distance as it goes back.

16. The submitted plans have been amended throughout the course of the application to achieve a greater separation between the side boundary and the flank wall of the first floor side extension in the rear section, and to include a false pitched roof to the original flat roof of the single storey garage at the front. It is considered that the proposed extensions, as amended would respect the architectural integrity of the original dwelling and would not appear cramped within the street scene.
17. Other properties have extended in a similar manner with a two storey extension. These extensions including that proposed here are set sufficiently back from the front such that they would not appear cramped and congested despite filling the gap between the properties. Approximately 1.35m would be retained to the adjacent property. Overall it is considered that the proposed development would not be harmful to the character and appearance of the area and would not be contrary to the relevant policies, including CS41. A condition is required to ensure that the materials match those of the existing house so that it integrates in an acceptable manner.

#### Impact on Residential Amenity

18. The adopted Residential Design Guide requires that proposals should not have an adverse effect on the living conditions or the amenity of neighbouring residents. The property potentially most affected by the proposal is adjacent number 57 Victoria Avenue to the West. The proposed extension would infill the space between the flank wall of the original dwelling and the boundary with Number 57 at ground floor level. Due to the tapering nature of the boundary the first floor extension would achieve a separation distance of 1.35m at the front and 2.7m to the rear from the flank wall of Number 57. There are no primary windows serving habitable rooms to the side of 57 Victoria Road as the main orientation of habitable accommodation is to the front and rear. The proposed extension is not considered to result in an undue loss of light, outlook or privacy to the occupants of Number 57 Victoria Avenue by way of an unacceptable loss of light, outlook or privacy.
19. There is sufficient separation to properties to the rear (at numbers 82 and 84 Victoria Park Road) and Number 53 Victoria Avenue to the East, to ensure that there is no undue loss of amenity. It is therefore considered that the proposed development would not be harmful to the living conditions of neighbouring residents, and would accord with the aims of the relevant policies including CS41.

#### Other issues: Drainage

20. The applicant has submitted a SUDs statement, which states that a soakaway will be provided to the back garden area to serve the run off from the proposed extension. Run off will not be discharged to the public sewer or onto the highway. This is satisfactory in respect of the requirements of Policy CS4.

#### Other issues: Biodiversity

21. The site is currently laid to gravel with a detached garage. There is one small tree to the rear of the garage which will need to be removed to accommodate the extension, but overall it is considered that there would not be any material impact on biodiversity.

## **Planning Balance / Conclusion**

22. Having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above. In accordance with NPPF paragraph 11(c) this means approving development proposals that accord with an up-to-date development plan without delay.

## **Recommendation**

23. **GRANT permission, subject to the following conditions:**

**1. Development to be carried out in accordance with plans as listed:**

The development hereby permitted shall be carried out in accordance with the following approved plan: 002 Rev E

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

**2. Materials to match**

Notwithstanding the details included on the application form the materials and colours to be used in the construction of the external surfaces of the extension hereby permitted shall match the elevation(s) to which the extension is to be added and such work shall be completed prior to occupation of the development granted by this permission.

**Reason:** To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

### **Informatives**

In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance:

The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.

## **Background Documents: 7-2022-28438**

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

### **Notes.**

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972. Reference to published works is not included.