

# Planning Committee



Application Address	103 Wick Lane, Bournemouth, BH6 4LB
Proposal	Alterations and single storey extension to dwellinghouse rendered to match front elevation and installation of porch canopy and replacement windows.
Application Number	7-2023-1420-J
Applicant	Mrs P Burns
Agent	Mrs P Burns (applicant)
Ward and Ward Member(s)	East Southbourne & Tuckton Cllr Nanovo and Cllr Richardson
Report status	Public Report
Meeting date	20 July 2023
<b>Summary of Recommendation</b>	<b>Approve subject to conditions</b>
Reason for Referral to Planning Committee	Number of representations received
Case Officer	Eden Evans

## Description of Proposal

1. Planning permission is sought for alterations and single storey extension to dwellinghouse rendered to match the front elevation and the installation of porch canopy and replacement windows. The proposed single storey side extension measures approximately 3.62m in width by approximately 5.30m in length and would replace the existing garage.

## Description of Site and Surroundings

2. The application property is sited within an established residential area consisting of a mix of modest two storey dwellings and bungalow type properties. It is located within the Wick Village Conservation Area. The District Wide Local Plan (2002) notes "*Wick village has a long history dating from the 14th century. A substantial proportion of the properties are listed, although some modern development falls within the conservation area boundary too. The village owes its reputation as the last village on the River Stour to its location and surroundings, and to its attractive character.*" (para 4.39 – supporting text.)

3. The application site is a modern two storey detached dwellinghouse set back from the highway. The existing property is characterised by a brick and render façade, a pitched roof and white UPVC windows. It is noted that at the time of the site visit (May 2023) some windows had been replaced as per the proposed windows in this application. There is a pitched roof garage to the side of the dwellinghouse.

### Relevant Planning History

4. PRE-1420  
Extension and formation of dormers.  
Completed on 21/10/2021.
5. 7-2022-1420-H  
Erection of a two-storey side extension, a single storey rear extension, conversion of loft to habitable use, and internal alterations involving demolition of existing detached garage.  
Withdrawn on 30/06/2022.
6. 7-2022-1420-I  
Resubmission of 7-2022-1420-H two-storey extension to side, single storey extension to rear, form new roof over existing dwelling house with accommodation therein.  
Refused on 3/11/2022.

Reason for refusal:

*The proposed scheme, by reason of the height, bulk, scale and detailed design and materials of the proposed extensions, roof alterations and due to changes in appearance of the dwelling at 103 Wick Lane, would be overwhelming to the listed cottages, undesirably prominent and out of keeping with the character and appearance of the Wick Village Conservation Area. As such they would be detrimental to the host, the street scene and the character of the area. Therefore, the proposal is considered to be contrary to Policy CS39, Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012), Policy 4.4 of the Bournemouth District Wide Local Plan (2002), the adopted document Residential Extensions: A Design Guide (2008) and the provisions of The National Planning Policy Framework (2021).*

7. PRE-1420A  
Single storey extension for use as bedroom.  
Completed on 01/02/2023.

### Constraints

8. The application site is located within the Wick Village Conservation Area and adjacent to three Listed Buildings:
  - No 99 (Quality) & No 101 (Tranquillity), 99 and 11, Wick Lane – Grade II Listed Building,
  - The Well House (including stables and outhouse), Wick Lane – Grade II Listed Building
9. In considering whether to grant planning permission or permission in principle for development which affects a listed building special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest - section 66 - Planning (Listed Buildings and Conservation Areas) Act 1990.

10. With respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area – section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Public Sector Equalities Duty**

11. 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**

12. 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.
13. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

### **Consultations**

#### **Environmental Health**

14. No objection to the proposal but recommending that a standard informative note be added regarding unforeseen contamination.

#### **BCP Tree Officer**

15. No objection to the proposal subject to conditions. This will be detailed in the section 'impact on trees'.

#### **Heritage Officer**

16. No objection to the proposal subject to acceptable clarification of discrepancies. These concerns have been addressed.

### **Representations**

17. Blue site notices with an amended Conservation Area reference were posted in the vicinity of the site on 23/05/2023 with an expiry date for consultation of 16/06/2023. A press advert was published on 26/05/2023 with an expiry date for consultation of 16/06/2023.

18. 24 representations have been received, 1 comment and 23 in objection. The issues raised comprise the following (summary):
- Potential to lead to further works in future applications;  
*(Officer Response: this assessment considers the merits of the current proposal only)*
  - Rear extension;  
*(Officer Response: this was completed under 'Permitted Development' and is not the subject of the current application. It is shown on the existing plans)*
  - Unacceptable size and prominence of the extension and of the house if approved;
  - Overdevelopment of the site;
  - Concerns regarding the planning history;
  - Extension resulting in an unacceptable frontage appearance;
  - Discrepancies in the plans;
  - Inappropriate material choices;
  - Excessive bulk and mass of the proposal;
  - Concerns regarding proximity to the boundary;
  - Harmful/unsympathetic to the Conservation Area;
  - Changing of the windows – new windows already installed, use of UPVC;
  - Unacceptable impact on Grade II Listed buildings;
  - Loss of light to neighbouring properties;
  - Loss of privacy to neighbouring properties;
  - Overbearing on neighbouring properties;
  - Driveway and parking concerns

### **Key Issue(s)**

19. The key issue(s) involved with this proposal are:
- Impact on design and character
  - Impact on heritage
  - Impact on residential amenity
  - Impact on trees
  - Impact on parking
  - Impact on flooding
20. These issues will be considered along with other matters relevant to this proposal below.

## Policy Context

21. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises:

### Bournemouth Local Plan Core Strategy (2012)

CS39: Designated heritage assets

CS41: Design Quality

### Bournemouth District Wide Local Plan (2002)

4.4: Development in Conservation Areas

4.14: Development in Wick Village

4.25: Soft Landscaping

### Supplementary Planning Documents

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

### National Planning Policy Framework (“NPPF”/“Framework”)

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and is a material consideration in planning decisions.

## Planning Assessment

### Impact on design and character

22. The proposed side extension would provide additional habitable accommodation. It would be stepped back from the front building line by approximately 0.8m, and at single storey is clearly subservient to the main dwellinghouse. The extension is set off the boundary by approximately 2.40m. The extension would be set further off the boundary than the existing garage. Considering the bulk of the extension compared to the existing garage, it is acknowledged that the footprint is larger however not considerably. Given the increased offset from the boundary, the extension would not cause a cramped effect in the street scene. Significantly less than 50% of the curtilage would be taken up by the footprint of the built form therefore the proposal is not considered to constitute overdevelopment of the site.
23. All materials for the extension are proposed to match the host dwellinghouse, including windows, roof tiles and render. A condition has been added to this effect. Whilst the render has been objected to in some of the representations, the render matches the existing ground floor element of the house. The use of matching materials to tie extensions in with the existing house is promoted by the Residential Extensions Design Guide (2008). These elements are in line with the Residential Extensions Design Guide (2008) and with CS41 of the Core Strategy (2012) on respecting the existing dwellinghouse.
24. It is noted that many of the representations reference the planning history, notably the previously refused application 7-2022-1420-I suggesting that this application does not overcome the previous reason for refusal. However, the previous application included a two-storey side extension, single storey rear extension and a

loft conversion involving the raising of the roof ridge height and the installation of dormer windows and is very different to the scheme now shown.

25. Considering the changes to the windows, the number of windows is broadly similar to the existing. A larger ground floor window has been broken into three individual windows on the front elevation with some larger windows broken into smaller ones such as the ground floor window on the front elevation. The shape of some windows has been changed to a regular form across the elevation. The existing windows (now replaced) were UPVC, and the proposed windows (as installed) are UPVC casement leaded windows. With all windows proposed to change to leaded casement, the use of materials is consistent. The fenestration of windows is good on all elevations and the windows appear proportionate within the frontage. The replacement windows are therefore considered compliant with the Residential Extensions Design Guide (2008) and with CS41 of Core Strategy on quality design.
26. The proposed porch is of modest size and design and does not appear disproportionately large in the context of the host dwellinghouse. As a canopy cover, the porch does not extend the building footprint. This element is considered compliant with the Residential Extensions Design Guide (2008) and with CS41 of the Core Strategy (2012).
27. One representation noted a discrepancy between the labelling of the extension as a bedroom with an ensuite on one floor plan and a living room on another floor plan. Given that both functions would constitute habitable rooms and that the applicant could change the function and make the internal changes required to install an ensuite without planning permission, this is not considered to be an issue which materially affects the assessment.
28. Overall, the proposal is considered of consistent design which respects the existing dwellinghouse, in compliance with CS41 of the Core Strategy (2012) and the Residential Extensions Design Guide. The impact on design and character is therefore considered acceptable.

#### Impact on heritage

29. A Local Planning Authority Heritage Officer has assessed the proposal and has raised no objection to the impact on the conservation area or on the nearby listed buildings. It was noted that the existing garage, which is a modest single timber outbuilding is relatively in keeping with the vernacular character of the Wick Village Conservation Area. However, the proposed single storey side extension is considered a sympathetic replacement and is not considered to be overwhelming to the nearby listed buildings. Whilst it would be set slightly higher than the existing garage, it would be set back further from the listed building, and it is not considered to be dominating within their setting.
30. Concerning the windows, leaded casement windows are in keeping with the character and appearance of the Conservation Area and would be an enhancement over the existing plain casements. Leaded casement windows are considered appropriate for the rural character and appearance of the Conservation Area and are found on the two listed buildings to the north-west of the application site.
31. It is noted that unlike the windows in the two listed buildings, the windows would be UPVC, which would slightly off-set their positive design impact as a non-traditional material. Whilst UPVC is not generally considered acceptable in a conservation area, given that the property is a modern building with existing UPVC windows, this is considered acceptable. Concerning consistency, some concern was raised over two

rear windows appearing to be plain casement and over the size of one of the front elevation windows. Amended plans were received on 22/06/2023 which addressed these issues.

32. Considering the proposed porch, the Local Authority Heritage Officer previously noted that the pitched-roof canopy proposed in the withdrawn application 7-2022-1420-H would be appropriate. The canopy proposed in this application, by virtue of its modest size and given it is considered an improvement over the proposed porch and overhang in the previous application 7-2022-1420-I is considered acceptable.
33. Overall the proposal is considered to introduce some improvements to the existing house, would be in keeping with the character and appearance of the Conservation Area overall and would be in line with Sections 66 and 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. This further accords with paragraph 199 of the NPPF which states that great weight should be given the conservation of heritage assets whilst no harm has been identified having regard to paragraph 200 of the NPPF. The proposal is therefore considered to accord with Policy CS39 on heritage assets and policies 4.4 and 4.25 of the District Wide Local Plan (2002) on development in Conservation Areas. The impacts on heritage and the Conservation Area are considered acceptable.

#### Impact on residential amenity

34. Some objections received took the view that the proposal was overwhelming to neighbouring properties and would result in a loss of light and privacy to neighbouring properties. The impact of the proposal will be discussed below in relation to the Residential Extensions Design Guide (2008) and CS41 on respecting neighbours.
35. Given that the porch canopy cover is modest and involves no increase to the building's footprint, this element is not considered to impact on neighbouring amenity. The replacement windows proposed on the host dwellinghouse also do not result in harm to neighbouring amenity. Whilst there is a net gain of windows on the main section of the front elevation, smaller windows have replaced one larger window on the ground floor. There is a separation distance of over 30m between 103 Wick Lane and properties on the other side of Wick Lane. There is therefore not considered to be any material increase in overlooking resulting from the new front elevation windows, both on the main property and on the proposed extension.
36. The boundary neighbour to the rear, 6 Wick Green is located over 27m away from the proposed side extension therefore is not considered to be materially affected, either in terms of potential overlooking or a potential overbearing feeling from this element. Concerning the rear garden of 6 Wick Green, one ground floor window is proposed on the rear of the extension, however at ground level there is not considered to be any meaningful overlooking towards this neighbouring plot.
37. The closest neighbours to the proposed extension are the adjacent boundary neighbours Nos. 2 and 4 Wick Green. Concerning the bulk of the built form as noted previously, the proposed extension is set further back from the shared boundary than the existing garage. The extension does not protrude past the existing rear building line therefore there would be a small increase in space between these neighbouring properties and the built form on the applicant site. Given this and the single storey nature of the extension, there is not considered to be any overbearing feeling or meaningful loss of light towards these neighbours.

38. Considering the privacy of these neighbours, as noted above regarding 6 Wick Green, the window proposed on the rear elevation would afford views primarily of the applicant garden. There are no windows proposed on the side elevation of the proposed extension facing towards neighbouring properties.
39. Overall, the proposals are considered compliant with CS41 of the Core Strategy (2012) and the Residential Extensions Design Guide (2008) on respecting neighbours and there is consequently considered to be no harm to residential amenity resulting from the proposal.

#### Impact on trees

40. A Local Planning Authority Tree Officer has assessed the proposal and the arboricultural information supplied in support. The Ash tree located on adjoining land is shown for retention with no pruning required. The extension proposed falls to a very minimal degree into the theoretical root protection area of this tree and this is considered non-harmful. The remainder of this tree's root protection area on the development side of this tree is to be protected. No other trees should be affected. The Local Planning Authority Tree Officer has raised no objections to this proposal subject to a condition requiring compliance with the submitted arboricultural method statement and tree protection plan. This condition has been added and the proposal is overall considered compliant with Policy 4.25 of the District Wide Local Plan (2002) on soft landscaping.

#### Impact on highways/parking

41. Multiple representations received raised the issue of parking. Whilst the proposal does include the demolition of the existing garage, a significant paved driveway remains. The applicant site falls within Parking Zone D and has a parking requirement for 2 car parking spaces. The existing driveway is considered sufficient to accommodate this. The proposed side extension would not warrant an increase in the number of parking spaces required according to the Bournemouth parking standards. The proposal is therefore considered compliant with the BCP Parking SPD (2021) and the impact on highways/parking is considered acceptable.

#### Impact on flooding

42. One representation raised the issue of drainage. There does not appear to be any increase in hardstanding associated with the proposal given that the extension would be located on an area of existing hardstanding. In any case, a soakaway is shown over 5m away from the structure therefore the application is compliant with CS4 on Surface Water Flooding.

### **Planning Balance/Conclusion**

43. The proposed single storey extension is considered to be respectful of the host dwellinghouse and suitably subservient. It is not considered dominant in the setting of the listed buildings or be harmful to the Conservation Area and therefore would be compliant with Sections 66 and 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. The porch is considered similarly appropriate. The replacement windows are considered to be a small enhancement on the existing arrangement and given that the existing property is modern with UPVC windows, the use of UPVC is considered acceptable in this case. There are no concerns regarding neighbouring amenity, trees, drainage and parking.
44. Therefore, 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.

## **Recommendation**

45. It is recommended to **GRANT permission** with the following conditions:

### Conditions

1. **Development in accordance with plans as listed:**

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

Site Location Plans; drg. no. JB Site  
Proposed Front Elevation; drg. no. JB1  
Proposed Rear Elevation; drg. no. JB2  
Proposed Side Elevation; drg. no. JB3  
Proposed Ground Floor Plan; drg. no. JB4  
Proposed Floor Plans and Elevations; drg. no. JB5

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

2. **Materials as specified**

The materials to be used on the external surfaces of the proposed development shall be as specified on the application form submitted as part of this application.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. **Implementation of the approved arboricultural information**

The tree protection measures only as detailed in the Arboricultural Report and Tree Survey 0822-10099 Rev. 3, dated October 2022 and revised January 2023 and prepared by Peter Wilkins shall be implemented in full and in accordance with the approved timetable and maintained and supervised until completion of the development.

Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

### Informatives

#### **Unforeseen contamination**

Informative Note: If during site works unforeseen contamination is found to be present then no further development shall be carried out until the developer has consulted the Local Planning Authority. The contamination will need to be assessed and if necessary an appropriate remediation scheme agreed with the Local Planning Authority.

#### **Statement required by National Planning Policy Framework**

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 pre-application advice,
- The application was acceptable as submitted and no further assistance was required.

### **Background Documents**

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.