



Planning Committee

Application Address	98 Kitchener Crescent, Poole, BH17 7HY
Proposal	Replace existing single storey side utility and store with new single storey side and front extension to form larger entrance hall, home office, utility/WC and larger kitchen.
Application Number	APP/24/00126/F
Applicant	Mr Chris Hoar
Agent	David Martin JME Designs
Ward and Ward Member(s)	Creekmoor Cllr Judes Butt Cllr Paul Slade
Report Status	Public
Meeting Date	18 April 2024
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report.
Reason for Referral to Planning Committee	Applicant is a member of staff within Planning Services.
Case Officer	Emma Woods
Is the proposal EIA Development?	No

Description of Proposal

1. The proposals seek permission to replace an existing single storey side utility and store with a replacement single storey side and front extension of a pitched to flat roof form.
2. The extension would create a larger entrance hall, home office, utility/W.C and open plan kitchen, dining room.

Description of Site and Surroundings

3. The application site is located on the eastern side of Kitchener Crescent and is occupied by a semi-detached two storey dwelling.
4. The front of the site is enclosed with low brick walls and hedging to the front. The dwelling is set back from the road with a front lawn and block paved driveway. The driveway to the front / side of the property has parking for at least two vehicles. A set of double gates and single gate give access to the rear garden. The site is level, and the

back garden is enclosed with tall fences. To the rear of the garden is a raised patio and summer house.

5. To the side of the existing dwelling is a lean-to style structure which currently forms a walkway, utility and store. The existing dwelling is constructed of red brick, with a tiled hipped roof.
6. The application site is located opposite the new Hillbourne Primary School and its grounds which have planning permission for redevelopment under APP/21/00748/F. Aside from this, the surrounding roads are residential in character with semi-detached and terraced houses of a similar architectural style and materials. The separation distance between the properties varies although the dwellings occupy a generally consistent frontage position to the road. The wider estate has an evident formal planned layout typical of such post-war developments.

Relevant Planning History:

7. None.

Constraints

8. None.

Public Sector Equalities Duty

9. 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

10. 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.
11. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

12. None.

Representations

13. One representation has been received in support of the proposed development. Summarised below:
14. We are in support of the proposed development; the extensions and alterations are commensurate with the existing property and respect the character of the estate.

Key Issue(s)

15. The key issue(s) involved with this proposal are:
- Impact on the character and appearance of the area
 - Impact on the neighbouring amenity and privacy
 - Impact on parking provision
16. These issues will be considered along with other matters relevant to this proposal below.

Policy context

17. 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 the Poole Local Plan (2018).
18. Poole Local Plan (Adopted November 2018)
- PP01 Presumption in favour of sustainable development
 - PP27 Design
 - PP35 A safe, connected and accessible transport network

Supplementary Planning Documents

- BCP Parking Standards SPD (adopted January 2021)
19. **National Planning Policy Framework** (“NPPF” / “Framework”) (December 2023).
- The policies in the Framework are material considerations which should be taken into account in dealing with applications.

Section 2 – Achieving Sustainable Development

Paragraph 11 –

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

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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.”

Section 5 – Delivering a sufficient supply of homes.

Section 9 – Promoting sustainable transport.

Section 12 – Achieving well designed places.

Planning Assessment

Impact on the character and appearance of the area

21. Policy PP27 requires that proposal for development should exhibit a good standard of design and complement or enhance Poole's character. Development should adhere to the character and design principles of respecting the setting and character of the site, surrounding area and adjoining buildings of virtue of function, siting, landscaping and amenity space, scale, density, massing, height, design details, materials, and appearance.
22. The proposed single storey wrap around front and side extension would be readily visible within the street scene of Kitchener Crescent and would reduce the separation distance between the application site and No.96 Kitchener Crescent. The proposed single storey extension would have a pitch to flat roof form, matching the existing pitch, an eaves height of 2.57m and total height of 3.87m.
23. Whilst the side extension would reduce the separation distance with No.96 a separation distance of a minimum of 1.6m would still be retained. The separation distance of properties along Kitchener Crescent do vary, with examples of side garages, and extensions within the streetscene.
24. The front extension would bring the building line forward by 1.3m, however the application site has a large frontage, which would be retained. The extension would be set back from the front boundary by 7.4m. Additionally the application site is set back from the neighbouring property to the south at No.96, therefore the established frontage position would be respected and the scheme would be in keeping with the pattern of development along Kitchener Crescent.
25. The proposed bulk and massing would be proportionate to the plot size, which would retain suitable forecourt and rear garden space. The single storey front and side extension would be inset away from the neighbouring property at No.96 Kitchener Crescent. The pitch to flat roof design, and matching materials would respect the appearance of the existing dwelling such that it would easily integrate with it. As such, the proposed wraparound front and side extension is considered to be a well designed scheme, in keeping with the building's character and will have an acceptable impact on the street scene of Kitchener Crescent and the wider surrounding area.
26. Therefore overall, it is considered that the proposed development would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on the neighbouring amenities and privacy

27. Policy PP27 outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers in terms of overshadowing, loss of light, loss of privacy, and whether the development is overbearing or oppressive.
28. It is acknowledged that the proposed single storey front and side extension would bring a greater bulk and mass towards the neighbouring property at No.96 Kitchener Crescent. No.96 Kitchener Crescent has a single storey garage adjacent to the application site, additionally a separation distance of 1.6m would be retained. Therefore, it is considered that the proposed front and side extension due to its single storey nature and retained separation distance, combined with the orientation of the site would not appear overbearing and would not give rise to a material loss of outlook, loss of sunlight/daylight or harmful shading. Any potential shading resulting from the extension would be cast over the applicant's own property. As such, the living conditions of the occupants of the neighbouring properties would be preserved.

29. The proposed single storey wrap around front and side extension would be sufficiently distanced from No.100 Kitchener Crescent and the properties to the rear of the application site. Therefore, the proposal would not give rise to a loss of sunlight/ daylight or loss of outlook and would not appear overbearing to these neighbouring properties.
30. In terms of the fenestration arrangements the proposed windows and new entrance door to the front elevation would face over the front of the application site and across the public realm of Kitchener Crescent. As such would not materially harm the privacy of the occupants of any of the neighbouring properties.
31. On the rear elevation of the proposed extension, one window serving a kitchen would be introduced, and a set of patio doors would replace one of the existing rear windows. This door and window would allow views overlooking the rear garden of the application site itself. Given the height and nature of the existing boundary treatments, there would not be overlooking or a material loss of privacy to the occupants of the neighbouring properties.
32. Moving onto the side / south elevation, one window is proposed to service the newly formed utility room. This window does not serve a habitable room (utility/w.c.). Given the height and nature of the existing boundary treatments, there would not be a loss of privacy to the occupants of the neighbouring properties.
33. The proposal would introduce a flat roof area over the front and side extension. A condition has been imposed to restrict the flat roof area of the proposed extension from being used as an external balcony, terrace or amenity space without the prior benefit of planning permission.
34. Having regard to the above considerations, the proposed development would not have a materially harmful impact upon the privacy and amenities of the occupants of the neighbouring properties and therefore would be acceptable in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on parking provisions and highway safety

35. Policies PP34, PP35 and PP36 of the Local Plan give a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking, in accordance with adopted standards.
36. The application site has an existing driveway to the front and side of the existing dwelling. Whilst the proposed extension would reduce the size of the driveway to the front and side of the existing dwelling an area of hardstand approx. 5.4m (W) x 7.3m (L) would be retained. The level of on-site parking provision retained would accommodate 2 x parking spaces, in accordance with the standard parking space dimensions of 2.6m x 4.8m per parking space.
37. In accordance with the Parking Standards SPD, the application site is situated in Parking Zone D which requires the provisions of two parking spaces for a dwelling of 4 or more habitable rooms. Therefore, the proposal would provide adequate on-site parking provisions to meet the needs of the resultant dwelling and to accord with the BCP Parking Standards SPD (Adopted January 2021).
38. The proposal is therefore in accordance with Policies PP27 and PP35 of the Poole Local Plan (November 2018).

Conclusion

39. The proposed development has been assessed against national and local plan policies. The proposal to replace an existing single storey side utility and store with a replacement single storey side and front extension of a pitched to flat roof form is considered acceptable in principle given that this is an existing residential area. The proposal is considered to respect the established character and appearance of the surrounding area. In addition, the scheme has acceptable impacts on the living conditions of neighbouring properties and highway safety. The scheme is considered to comply with the Development Plan as a whole and is recommended for approval.

Recommendation

40. It is therefore recommended that this application be approved.

Conditions

1. The development to which this permission relates to shall be begun no later than the expiration of three years beginning with the date of this permission.

Reason – This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

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

- Block & Location Plan – Drawing No: 001 – received 05/02/24; and
- Proposed Plans & Elevations – Drawing No: 003 – received 05/02/24.

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 be as specified on the application form.

Reason - To ensure that the external appearance of the building is satisfactory and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, the flat roof area of the ground floor extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason - To protect the amenity and privacy of adjoining residential properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

Informative Notes

1. In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service, and
 - advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.
- in this case the application was acceptable as submitted and no modification or further assistance was required

Background Documents:

Case File ref APP/24/00126/F

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.