



Planning Committee

Application Address	60 Vicarage Road, Poole, BH15 3BB
Proposal	Provision of a single-storey rear extension and external hardscaping.
Application Number	APP/24/00631/F
Applicant	Mr Andy Hadley
Agent	ECA Architecture & Planning
Ward and Ward Member(s)	Oakdale Councillor Pete Miles Councillor Dr Felicity Rice
Report Status	Public
Meeting Date	12/09/24
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 an elected member
Case Officer	Emma Woods
Is the proposal EIA Development?	No

Description of Proposal

1. The proposals seek permission for the provision of a single-storey rear/side wrap-around extension.
2. The extension would be of a flat green roof form, constructed with timber cladding with four inset roof lights. It would create an open plan kitchen, living, dining room, extended bathroom and utility room.
3. An area of patio / hardscaping is proposed to the rear of the extension, as well as an air source heat pump and new side gate.

Description of Site and Surroundings

4. The application site is located on the north-eastern side of Vicarage Road and is occupied by a detached two storey dwelling seemingly dating from the 1930s.
 5. The front of the site is enclosed with tall trees and hedges, with an in and out driveway and the dwelling is set back from the road with a block paved driveway. There is parking for at least 3 vehicles on the driveway to the front of the property.
 6. There is an existing lean-to style flat roof conservatory and kitchen to the rear, which would be demolished. Additionally, there is a detached garage to the rear, which would be retained.
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7. The existing dwelling is finished with natural pebbledash with a pitched gable end roof form, and catslide roof over the front porch.
8. The application site is located opposite a junction and pinch point in the road, with the surrounding properties varying in scale and design from bungalows to two storey dwellings and blocks of flats. Although mainly residential in character there is a small parade of commercial premises opposite to the south-east.

Relevant Planning History:

9. None

Constraints

10. TPO schedule 170.

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. 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.
13. 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

14. Tree Team – No objection subject to condition

Representations

15. None.

Key Issue(s)

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

18. 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).
19. Poole Local Plan (Adopted November 2018)
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| 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)
20. 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 rear extension would not be readily visible within the street scene of Vicarage Road, with limited glimpses of its roof form through the driveway gap of the application site, and the neighbouring property at No.58. The proposed single storey extension would have a flat green roof, with four inset roof lights. The overall height would be approx. 3m. The existing separation distance (0.9m) with this neighbouring property would be retained.
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23. The proposed materials are different from the existing with timber cladding, aluminium framed windows and bi-fold doors and a green flat roof. However, these elements would largely be located to the rear, with limited glimpses of the uppermost section of timber cladding and roof viewed through the driveway gap of the application site. Given the variety materials present within the street scene this change of material is considered acceptable and whilst different would only have a limited impact on the wider character of the area.
24. The proposed bulk and massing would be proportionate to the plot size, which would retain suitable forecourt and rear garden space. The wraparound rear extension would be set away from the neighbouring property at No.58 Vicarage Road and set back from the front elevation. As such, the proposed wraparound rear extension is considered to be of an acceptable design and will have an acceptable impact on the street scene of Vicarage Road and the wider surrounding area.
25. 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

26. 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.
 27. The proposed wraparound rear extension would replace an existing lean-to style conservatory and kitchen; however, the proposed extension would protrude further from the rear elevation by an additional 2m, with a total projection of 5m from the rear elevation of the original dwelling.
 28. The neighbour to the east extends a similar distance to the north. Due to the orientation of the site some shading may occur towards No.58 Vicarage Road in the early evenings, however due to the single storey nature of the proposed extension and retained separation distance it is considered that the proposed rear extension would not appear overbearing and would not give rise to a material loss of outlook, loss of sunlight/daylight or harmful shading. As such, the living conditions of the occupants of this neighbouring property would be preserved.
 29. The proposed extension would be set approx. 5m from the boundary with 60A Vicarage Road and approx.10m from the rear boundary at the closest point. Due to its single storey flat roof design, the proposal would not result in an overbearing impact or significant loss of outlook.
 30. In terms of the fenestration arrangements a set of patio doors and a window are proposed to the rear elevation, which would replace the existing windows and doors on this elevation. These patio doors 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.
 31. On the side / northwest elevation a window and two doors are proposed, again this door and windows would allow views overlooking the rear garden and side 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. On the northwest elevation of the extension an entrance door and window are proposed to service the utility room, accessed from the front and side of the application site. This door and window would simply allow views overlooking the side 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.
 33. The proposal would introduce a flat roof area over the rear 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.
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34. The proposals introduce an air source heat pump located on side / southeastern elevation at ground floor level, whilst the proposed air source heat pump would be in close proximity to the boundary of the neighbouring property at No.58 Vicarage Road, it is noted that the ASHP appears to fall within the scope of permitted development.
35. An area of patio is proposed to the rear of the extension, this patio is not raised, and therefore does not require planning permission. The submitted plans indicate a 2m gate proposed to the side of the application site, this can be constructed under permitted development rights and does not form part of this assessment.
36. Having regard to the above considerations, the proposed development would have acceptable impacts on the living conditions of the occupants of neighbouring properties and therefore would be acceptable in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on Trees

37. TPO 170/1985 protects the site and neighbouring property with an area designation. The only trees on the site protected by TPO are copper Beech and Oak on the front boundary. The proposed development is to the rear of the property where it remains clear of the protected trees. There will be a loss of a small fruit tree of low merit, no objection is raised to this.
38. The front garden of the property is laid to block pavers and used as a driveway and parking area. Due to this there is ample space for storage of non-contaminating materials on existing hardstanding meaning the risk of damage to protected trees is low.
39. Comments have been received from BCP Tree Officer, who has no objection to the proposals, with a recommendation of a condition to prevent the trees on site and on adjoining land being damaged during building works and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

Impact on parking provisions and highway safety

40. 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.
41. The application site has an existing driveway to the front of the existing dwelling, which would be unaltered. The number of habitable rooms would remain as existing. 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).
42. The proposal is therefore in accordance with Policies PP27 and PP35 of the Poole Local Plan (November 2018).

Planning Balance / Conclusion

43. The proposed development has been assessed against national and local plan policies. The proposal to replace an existing single storey rear conservatory and kitchen with a replacement single storey wraparound rear extension of a 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

44. 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:

Floor Plans Proposed – Drawing No: 340_2_102 – received 06/07/24;
Elevations Proposed – Drawing No: 340_2_202 – received 06/07/24;
Elevations Proposed – Drawing No: 340_2_203 – received 06/07/24;
Site Location Plan – Drawing No: 340_2_001 – received 06/07/24;
Site Plan (Proposed) – Drawing No: 340_2_003 – received 06/07/24; and
Design and Access Statement – Prepared by ECA Architecture & Planning – received 06/07/24.

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) (England) Order 2015 (as amended) and the Town and Country Planning Act 1990 (as amended) or any subsequent re-enactments thereof, the flat roof area of the rear 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).

5. No Fires/Concrete Mixing/Storage of Materials

No fires shall be lit within 15 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or adjoining land. No concrete mixing shall take place, or oil, cement, bitumen or chemicals stored within 10 metres of the trunk of any tree to be retained on the site or adjoining land.

Reason -

To prevent trees on site and on adjoining land from being damaged during building works and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

Informatives

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.
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- in this case the application was acceptable as submitted and no modification or further assistance was required

Background Documents:

Case File ref APP/24/00631/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.
