

SUPPORTING INFORMATION

PROPOSED EXTENSIONS TO 75 GARSTANG ROAD EAST, POULTON-LE-FYLDE FY6 8HL

1.0 INTRODUCTION

This application seeks planning consent for the erection of a single storey side extension with a pitched roof, a single storey side/rear extension with flat roof containing enclosed roof terrace at first floor level, a first-floor, flat roof, rear extension to bedroom projecting out 3 m and a flat roof, ground floor, rear extension projecting out 2 m at 75 Garstang Road East Poulton-Le-Fylde Lancashire FY6 8HL

2.0 RELEVANT PLANNING HISTORY

Planning consent Ref 23/00649/FUL was granted on 12 September 2023 for the erection of a single storey side extension with pitched roof and a single storey side/rear extension with flat roof containing enclosed roof terrace at first floor level.

An alternative application for a similar development has also been submitted today comprising a smaller two storey rear extension – projecting out 2m as opposed to 3 m in this application. Both applications have the same overall footprint.

3.0 THE CURRENT PROPOSAL

This application proposes amendments and further extensions to the scheme previously approved under consent Ref: 23/00649/FUL comprising the following:

1. An identical extension in terms of footprint, height, scale and siting as the extension approved under application 23/00649/FUL with minor amendments to the fenestration on the ground floor, east elevation incorporating a second high level window serving the extended kitchen and minor amendments to the fenestration on the south elevation incorporating an additional window pane.
2. A first floor extension projecting out **three metres** from the rear/south elevation with a flat roof, situated over the existing single storey pre-1948 conservatory. The existing conservatory projects out two metres from the south/rear elevation and **the proposed two storey section will extend out one metre further than the original, adjacent two storey part of the original dwelling. The benefit of this three metre extension would include a door from the extended main bedroom directly onto the previously approved roof terrace.**
3. A single storey extension flat roof extension to the rear/south elevation of the existing conservatory projecting out **two metres**. The ground floor conservatory was

in existence pre-1948 and therefore forms part of the original dwelling. The attached dwelling No 77 has an existing single storey pitched roof rear extension that projects out 3.2 metres, and 1.2 meters beyond the rear/south elevation of the existing conservatory. Therefore, the proposed single storey rear extension will project out only 1.8 metres beyond the existing rear extension at No 77.

4.0 TREE REMOVAL

An existing apple tree (T1) within the application site, situated adjacent to the east boundary with No 77 will be removed. This tree has previously been pollarded and is covered in Ivy. It is over 30 years old and is hence mature. It is situated in close proximity to the foundations of the existing house and proposed rear extension, therefore is recommended to be removed. Some adjacent scrubs will also be removed.

Four fruit trees and a variety of shrubs will be planted within the application site during the current planting season. Additionally, English Ivy, which is already growing in abundance on the site, will also be planted during the current planting season to grow up the south/rear boundary fence which is solely owned by the applicant. Ivy provides an ideal habitat for nesting birds and insects.

The proposed planting will more than compensate for the tree removal and will enhance the wildlife and ecology value of the site, particularly in respect of insects, birds and bees.

5.0 PLANNING CONSIDERATIONS

The changes to the previously approved fenestration details in the south and east elevations are relatively minor and would not result in any detrimental impact upon the design or upon neighbouring residential amenity.

The proposed three metre first floor, rear extension would extend out only one metre beyond the existing rear-most two storey element of the existing/original dwelling and taking into account the recently approved enclosed roof terrace extension which will project out 4.2 metres beyond the existing two storey part of the original building at first floor level, and 3.2 metres beyond the proposed first floor rear extension, it is considered that the additional first floor extension, due to its relatively small scale and backdrop adjacent the existing two storey parts of the dwelling and previously approved extension, would not have a detrimental impact upon the adjacent dwelling, the residential amenity or the character/appearance of the area.

The east elevation of the first-floor extension would sit adjacent to the boundary, approximately one metre from the first floor, south facing bedroom window of the adjoining dwelling at No 77 and would only be visible against the backdrop of the existing two storey rearmost part of the original dwelling and previously approved enclosed roof terrace. Given the position of the extension against the backdrop of the existing two storey section of the original dwelling and previously approved extension, the proposed extension would not have an oppressive impact or result in any reduction in sunlight or day light.

The proposed single storey, flat roof, rear extension, extending beyond the (original) existing conservatory, would be set off the boundary by 150 mm in order to avoid any party wall complications. No 77 has a single storey, pitched roof rear extension which extends out 3.2 metres beyond the existing first floor rear elevation and this extends some 1.2 metres beyond the existing conservatory on No 75. Therefore, the proposed single storey extension would project out only 1.8 metres beyond the rear most and adjacent part of No 77. The extension would have a three-metre-high flat roof which is lower than the ridge of the neighbouring dwelling's extension. This ground floor flat roof extension would be set against the backdrop of the previously approved extension which has a 1.7 metre high enclosure around the first-floor roof terrace. Therefore, the visual impact would have the proposed single and first floor extension would not be significant or detrimental.

Overall, set in context with the presence of the existing (original) dwelling and the approved extension the proposed first floor and single storey flat roof extensions would not have a significant or detrimental impact upon visual or residential amenity.

The design of the proposed first floor and single storey rear extension has full height, three-pane fenestration on both floors to provide symmetry to the appearance of the dwelling and to benefit from solar gain enjoyed by the south elevation. In terms of privacy the existing first floor bedroom currently has a large three pane window in the south elevation. The proposed bedroom extension has full length glazing across its rear elevation to benefit from south facing solar gain. The proposed glazing would not result in any increased levels of overlooking over the existing levels or beyond that which would normally be expected and considered acceptable within rear garden areas.

The scale and fenestration design of the approved extension integrates with the design of the additional extensions. The flat roofs would not appear unduly prominent and would be inconspicuous being situated against the backdrop of the existing dwelling and adjacent to the roof terrace enclosure.

The full height, three pane fenestration details to the first-floor bedroom extension incorporates a tilting window mechanism with a catch that will allow its use as a fire escape to the flat roof of the proposed single storey rear conservatory extension. The window catch will be of a design that would not be openable by children in order to comply with the Building Regulations. There is no intention to access the flat roof or use it as a roof terrace; it will only be used as an access for fire escape and for roof maintenance purposes. The previously approved roof terrace is the only intended first floor terrace area. Therefore, the proposed extension would not result in any detrimental impact on privacy or amenity grounds.

6.0 CONCLUSION

The following are material planning considerations:

- a) Planning consent Ref 23/00649/FUL including a 4.2 metre long projecting extension which would form the backdrop to the proposed extensions;
- b) The proposed two storey extension only projects out one metre further than the existing/original two storey element of the dwelling;

- c) Permitted development rights would allow the erection of a 3 m single storey rear extension which would not exceed the footprint of the proposed single storey rear extension;
- d) The existing 3.2 metre, pitched roof ground floor extension to the adjoining dwelling at No 77 extends out 1.2 metres beyond the existing conservatory on No 75, therefore the proposed single storey extension would only project some 1.8 metres beyond the neighbouring extension.
- e) The additional high-level windows at ground floor replicating the previously approved high-level window on the west elevation would not result in any overlooking or loss of privacy.
- f) The relatively small scale of the proposed revisions and the absence of any cumulative impact.

The proposed development represents a relatively small expansion to that previously approved in 2023. It is submitted that the proposed extension would not result in any detrimental impact and it is requested that the application is approved.

7.0 LIST OF SUBMITTED DWGS

The alternative proposals amended drawings are *highlighted grey/italic*

- GRE/JF LP01 Location Plan ref
- GRE/JF/01 Rev A2 Block plan location plan
- GRE/JF/02 Rev A2 **Existing** Site Plan
- GRE/JF/03 Rev A2 Proposed Site Plan
- GRE/JF/04 Rev A2A Proposed Ground Floor Plan*
- GRE/JF/104 Rev A **Existing** Ground Floor Plan
- GRE/JF/05 Rev A2A Proposed First Floor Plan*
- GRE/JF/105 Rev A2 **Existing** First Floor Plan
- GRE/JF/06 Rev A2 Proposed Front North Elevation
- GRE/JF/11 **Existing** Front North Elevation
- GRE/JF/07 Rev A2 Proposed South Elevation
- GRE/JF/13 **Existing** South Rear Elevation
- GRE/JF/08 Rev A2A Proposed West Elevation*
- GRE/JF/108 Rev A2 **Existing** West Elevation
- GRE/JF/09 Proposed North and South Elevations Sections A-A and B-B inside Courtyard
- GRE/JF/10 Rev A2 - **Existing** East Elevation
- GRE/JF/101 Rev A2A – Proposed East Elevation*