

Planning Application Supporting Statement: 35 Tower Hill –Single Storey Rear Extension & Boundary Works

Introduction

The applicant is the owner of the property at No. 35 Tower Hill, Ormskirk. The property in question is a two-bedroom semi-detached, two storey house on the junction abutting Tower Hill, Taylor Avenue and Latham Avenue which is bounded by public highway on three sides. The applicant purchased the property earlier last year, after the property had left vacant and un-maintained for a reasonable period where the house had dilapidated, boundary hedging had been damaged, with the exterior grounds had overgrown to an irreparable state. Photographs of the existing property are included in Appendix A. Additionally as existing plans are included with the application for reference of the last documented layout prior to November 2022 for context.



Fig 1: Property Location Plan

Application

Late in the last year the applicant commenced works to the grounds to allow him to gain access and repair the property, which included reconfiguring the existing outrigger, under the belief he did not require planning permission. As a result of a complaint made to the planning authority it was determined by your officers that the work was not permitted development and a formal planning application is required, hence the application is for a retrospective planning consent to regularise the breach Planning Control.

Proposed Development

Extension to Dwelling:

The development which is partially complete included the reconfiguration of the existing rear outrigger, which has been extended at ground level with a flat roof extension approximately 2.5m high, and approximately 2m either side of the outrigger. The proposal also includes the addition of a porch to the south side elevation, measuring 1.5m deep and 5m wide to provide a covered entrance space in which to access the entrance from the new front driveway.

The context of the property being lower than the surrounding properties and the attached property having been extended already to the extent of the outrigger, means that much of the extension can barely be seen and does not have an overbearing affect on the neighbouring properties, and can barely be seen from the public highway.

Whilst the extension has a depth, in part, from the rear wall of the property of more than the permitted three meters, and the porch addition is wider than would be considered under permitted developments the proportions of the additions' generally all other proportions do not exceed 2/3rds of the corresponding property dimensions as set out in the councils 'guiding principles' for extensions.

Boundary Works:

The existing damaged hedging and boundary planting has been cleared and removed to enable a new secure boundary wall to be installed. The applicant sought to ensure a reasonable level of privacy and security to the rear garden, which is available to all the surrounding properties and aligns with GN3 of the DPD. The front / side boundary is reduced in height, stepping down to the front wall, which offers screening without blocking the view to across the highway. This offers a more open front boundary to the previous tall planting which was in excess of 2.5m high, completely closing off the site.

The topography of the surrounding site steps up towards the rear boundary and the boundary wall has a stepped incline to regularise the height to be approximately 2m high to the rear garden (with piers marginally above), 1.5m to the side and 1m to the front garden. The wall has been constructed using similar bricks to the existing house with sympathetic piers and corbel feature banding at the head.

Despite other properties, such as No. 15, 17 and 74 Tower Hill having high rear garden walls abutting the boundary the applicant has made measures to consider the necessary removal of the hedges in the proposed site landscaping. New hedging is proposed to the open front garden areas as shown on the proposed site plan to soften and empathetically maintain the surrounding character and visual amenity.

It is accepted that due to the curvature of the road and property boundary that in places the boundary distance to the highway in parts comes within the two meters, set out in Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, which would allow a wall exceeding 1m high to be constructed. Notwithstanding this, generally the wall is lower than two meters in height, and for the majority of its length is 2m – 3m. In addition, the previous hedge row would have been much higher than this and project into the pathway substantially.

Surfacing & Access:

The practicality of remedial works has meant that much of the surfacing and boundary treatments have had to be completely removed therefore a new hard landscaping is proposed using herringbone brickwork. This will form a new rear patio area, path access to the front and new front driveway.

For purposes of context it is noted that the previous vehicular access was to the side of the property with no hardstanding and a narrow gateway on a very complex junction. The existing location of this was a hazard for both pedestrians and traffic which would approach round the blind junction without knowledge of any oncoming vehicles turning, entering from existing the property. Therefore, the applicant has chosen to reposition the parking at the front of the property where there is now a lowered boundary wall onto an existing drop kerb to Tower Hill. This additionally allows for two off-street car parking spaces rather than one, it currently has.

Summary

It is understood that the works already started to the property may, in parts, be marginally over the dimensions which would be normally considered permitted development, and not normally require planning permission. Given the siting, the improved parking arrangements, repairs to the existing property, and features integrated to empathetically reflect the character and amenity of the area, falling in line with current policies. We believe the works contribute positively to the surrounding, creating a softer appealing open front garden area, facing out onto the Tower Hill and Taylor Avenue, it is arguable that the development should be granted planning permission and we trust that the works should be approved.

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Appendix A

Existing boundary and property photographs.

