

WIGNALLS

Chartered Surveyors, Planning
Consultants & Land Agents

APPLICATION FOR PLANNING PERMISSION FOR PROPOSED FRONT EXTENSIONS, SIDE/REAR GROUND FLOOR EXTENSION, SIDE FIRST FLOOR EXTENSION AND INTERNAL ALTERATIONS

at

30 Victoria Road, Aughton

(Planning Statement)

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1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Wignalls Chartered Surveyors in support of a householder planning application to erect front extensions, side / rear ground floor extension, side first floor extension and internal alterations at 30 Victoria Road, Aughton (The Site). The application is submitted on behalf of Mr. Palfreyman (The Applicant).
- 1.2 The application site relates to a a two-storey detached property located to the north-east side of Victoria Road. The site is located in land designated within the settlement boundaries (residential) as per the West Lancashire Local Plan (WLLP).

2.0 PLANNING HISTORY OF THE SITE

Previous planning applications that are relevant to this site are:

- 2.1 2023/0554/FUL - Proposed front/side/rear ground floor extension and alterations with side first floor extension and new rear dormer window and internal alterations. Front extension to include for attached garage and new porch surround. Refused 30/08/2023
- 2.2 2005/1433 - Dormer extensions to the front elevation. Granted 21/12/2005

3.0 THE DEVELOPMENT PROPOSAL

- 3.1 The proposal is for the erection of front extensions, side / rear ground floor extension, side first floor extension and internal alterations at 30 Victoria Road, Aughton.

4.0 PLANNING POLICY

- 4.1 National Planning Policy Framework (NPPF) and the West Lancashire Local Plan (WLLP) provide the policy framework against which the development proposals will be assessed.
- 4.2 The site is located within West Lancashire and is designated under the following policies under the current adopted West Lancashire Borough Council Local Plan 2012-2027:
- SP1 – A Sustainable Development framework for West Lancashire
GN1 – Settlement Boundaries
GN3 – Criteria for Sustainable Development
IF2 – Enhancing Sustainable Transport Choice
- 4.3 Supplementary Planning Guidance is also relevant:
- Supplementary Planning Document – Design Guide (Jan 2008)

5.0 SITING AND APPEARANCE

- 5.1 Policy GN3 of the West Lancashire Local Plan provides criteria relating to design and layout of the development, and states that development should relate well to the adjacent buildings, the area generally and natural features of the site in terms of siting, scale, orientation, design, detailing and material.
- 5.2 The site has previously had planning permission refused on the site, under planning application reference 2023/0554/FUL. One of the reasons for refusing the application being:

“The proposed development would conflict with Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD and the Council's SPD Design Guide (Jan 2008) with regards to the impact on visual amenity, design, and character of the area. The design of the

proposed front extension would result in a disproportionate addition to the property that would fail to harmonise with the design of the existing dwelling, making it look out of place within the street scene”.

- 5.3 On inspection of the Councils Officer report, whilst it appears that no objections are raised in terms of the side and rear extension to the property, the main concerns of the LPA appear to centre around development proposed to the front of the dwelling, particularly a single storey front extension which was proposed under application 2023/0554/FUL.
- 5.4 Following the refusal of planning permission, the Applicant, in order to work pro-actively with the Council, submitted a pre-application enquiry to try and address the concerns raised by the Council. The pre-application scheme included alterations to the front of the dwelling including a front gable feature and front garage.
- 5.5 The comments have been noted by the Applicant in terms of the pre-application response. To try and address the matters in terms of the front extensions, the Applicant has taken on board advice from both an architect and planning consultant.
- 5.6 The scheme presented in this current application now removes any development forward of the existing front building line. The formally proposed detached garage / front garage extension has been removed from the proposal. The development proposals to the front of the property will now display two gable features which do not project further than existing development on site. In line with the Councils comments the gable feature to the front will have a lower ridge height to that of the host building to ensure that the extensions appear subservient to the host property.
- 5.7 It is also noted that the suggestion from the LPA in terms of a hipped roof possibly being incorporated to the gable feature. The proposed gable feature, although does not bring forward the front building line of the property, projects just 1.2m from the main entrance of the property as shown on the submitted plans. In our view to hip the roof would not be in character with the design of the property. The street scene that the application property is located on comprises of a variation of residential properties and includes large detached two storey dwellings to the north and north west (the siting of no.34 can be seen on the back drop of the applications site); a pair of semi detached bungalows to the east side; to the east of Lynwood Avenue, again, a pair of semi detached bungalows and two storey semi detached properties.

- 5.8 It is also worthy of bringing to the LPAs attention - the street scene of Lynwood Avenue which is to the east of the site. Gable features to the front of properties, similar to that proposed at the application site, have been added (and approved planning permission) to many properties including that of no. 4 Lynwood Avenue (granted planning permission under 2000/0474) and at no 8 Lynwood Avenue (granted planning permission under application reference 2006/0124). The approved plans for these properties are within **Appendix 1** for quick reference. Thus, to hip the roof would also not be in character with other properties within the residential setting.
- 5.9 Overall it therefore our view that extensions proposed under this planning application comply with Policy GN3 of the WLLP and Councils Supplementary Planning Document - Design Guide in terms of its design and external appearance.

6.0 IMPACT UPON RESIDENTIAL AMENITY

- 6.1 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows for development provided it retains or creates reasonable levels of amenity to occupiers of the neighbouring and proposed properties.
- 6.2 As mentioned above, the site has previously had planning permission refused for extensions, under planning application reference 2023/0554/FUL. The second reason for the refusal of the planning application being:

"The proposed development would conflict with Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD and the Council's SPD Design Guide (Jan 2008) in that as a result of the additional rear dormer, there would be a considerable increase in overlooking of neighbouring properties. Most notably to No.34 Victoria Road, whereby the distance between the proposed rear dormer and the front elevation windows of No.34 would be approximately 17.2m, considerably less than the guideline figure set out in the Council's SPD Design Guide (2008)".

- 6.3 It is noted that the Councils Planning Officer considered that the single storey and second storey extension would not have any impact upon the neighbouring properties. The main concerns related to the dormers proposed to the rear of the property and the impact of overlooking to the occupants of no. 34 Victoria Road under application 2023/0554/FUL.

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- 6.4 To address the Council's concerns the rear dormers have been removed from this current scheme and have been replaced with high level roof lights to prevent any overlooking concerns. Outlook to first floor bedrooms will be to the front of the property only.
- 6.5 Therefore, it is considered that the development would comply with Policy GN3 of the West Lancashire Local Plan in relation to any impacts upon neighbouring properties/ uses.

7.0 HIGHWAY CONSIDERATIONS

- 7.1 The proposed development does not include any highway works. The dwelling will remain to be accessed as present. Satisfactory parking provision, with a minimum of 3 on site parking spaces are available within the boundaries of the site. There are no additional access requirements.

8.0 CONCLUSION

- 8.1 Planning permission is sought to erect front extensions, side / rear ground floor extension, side first floor extension and internal alterations at 30 Victoria Road, Aughton. It is our view that based on above assessment, that the development would comply with National Planning Policy Guidance together with Local Planning Policies and Supplementary Planning Documents and we would ask respectively that this application is approved.

9.0 APPENDIX 1

- 9.1 Please see attached plans for no. 4 Lynwood Avenue (granted planning permission under 2000/0474) and at no 8 Lynwood Avenue (granted planning permission under application reference 2006/0124).