

APPLICATION NO:	21/00529/FUL
LOCATION:	1 Sandiway Avenue Widnes Cheshire WA8 8LE
PROPOSAL:	Proposed two storey side extension and single storey rear extension
WARD:	Bankfield
PARISH:	None
APPLICANT:	Mrs Jenny Smith
AGENT:	Mr Lee Rowley
DEVELOPMENT PLAN:	ALLOCATION:
National Planning Policy Framework (2021)	Primarily Residential Area (UDP)
Halton Unitary Development Plan (2005)	
Halton Core Strategy (2013)	
House Extensions SPD (2006)	
DEPARTURE	No
REPRESENTATIONS:	No objections
KEY ISSUES:	Design and visual amenity Impact on neighbours Access to rear Parking provision
RECOMMENDATION:	Approve subject to conditions.

SITE MAP



1. APPLICATION SITE

The Site

The site subject of the application relates to the two storey semi-detached dwelling at 1 Sandiway Avenue within the Bankfield ward in Widnes. The dwelling is positioned at the beginning of the residential street but behind properties which front Ditchfield Road. The area is generally characterised by two storey semi-detached dwellings. The property is brick-built with cladding to the frontage at first floor level, and white upvc fenestration. The site benefits from a generous rear garden and off-street parking.

Planning History

There is no relevant planning history associated with this application.

2. THE APPLICATION

The Proposal

The proposed development is the erection of a two storey side extension and single storey rear extension. The proposed development would require the demolition of an existing attached single storey garage to the side of the dwelling.

Documentation

The application has been submitted with the requisite planning application form and a complete set of plans.

3. POLICY CONTEXT

Members are reminded that planning law requires for development proposals to be determined in accordance with the development plan, unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

Halton Unitary Development Plan (UDP) (2005)

The following Unitary Development Plan policies are relevant to this application: -

- *Policy H6*
- *Policy BE1*
- *Policy BE2*

The primary planning policy for the determination of this planning application is policy H6 'House Extensions' of the Halton UDP.

Halton Core Strategy (2013)

There are no considerations generated as a result of the Core Strategy.

Supplementary Planning Documents (SPD)

Household Extensions SPD –

Policy H6 of the UDP is supported by the Halton House Extensions Supplementary Planning Document. This document sets out further guidance as to the design, scale and appearance of residential extensions.

4. MATERIAL CONSIDERATIONS

4.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in July 2021 to set out the Government's planning policies for England and how these should be applied.

Paragraph 47 states that planning law requires for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescale unless a longer period has been agreed by the applicant in writing.

Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

5. CONSULTATIONS

No consultations were required for this application.

6. PUBLICATION AND REPRESENTATIONS

The application has been advertised by way of 8 neighbour notification letters sent on 09.09.2021. No representations have been received as a result of this publicity period which expired on 30.09.2021.

7. ASSESSMENT

Supplementary Planning Guidance – Two storey side extensions

Part 5 of the House Extensions Supplementary Planning Document, which relates to side extensions states that to avoid terracing and / or an unbalanced effect, two storey side extensions to a semi-detached dwelling should incorporate the following principles:

- The extension should not exceed more than 50% of the width of the frontage of the original dwelling.

- A minimum of 800mm shall be retained between the sidewall of the extension and the inside of the plot boundary to allow for access to the rear for bin and cycle storage.
- A minimum gap of 800mm shall be retained between the sidewall of the first floor and the plot boundary.
- The extension shall be set back a minimum of 1 metre from the main front elevation of the existing dwelling.
- The roof of the extension shall have a lower ridge height, than the existing house.
- A minimum of two off-road car parking spaces shall be provided.

Supplementary Planning Guidance – Single storey rear extensions

Part 6 of the House Extensions Supplementary Planning Document, which relates to rear extensions states that:

- An extension will not normally be allowed if it projects more than a 45 degree line from the middle of the nearest affected neighbouring window or exceeds a maximum of 4 metres.
- To comply with the 45-degree code, extensions should be designed so as not to cross the 45-degree line from the neighbour's nearest habitable room (living, dining, conservatory or bedroom) window. The 45-degree line shall be drawn in the horizontal plane, and taken from the middle of the neighbour's window. The line will show the maximum width and / or depth that a proposed extension can build up to avoiding obstruction of light or views.
- The council when assessing single storey rear extensions will consider the impact on the neighbouring property and take into account differences in land levels.
- The council will also take into consideration the height of a proposed extension when assessing an application.

7.1 Design and Character

Two storey side extension

The two storey side extension as proposed would cover the full depth of the house and would maintain the roof slope, ridge height and eaves height of the host property.

As detailed above the Council's House Extensions SPD suggests that in order to avoid a terracing effect and unbalancing the pair of semi-detached dwellings extensions should be set back a minimum of 1 metre from the main front elevation of the existing dwelling and that the roof of the extension should have a lower ridge height, than the existing house.

The extension as proposed would not be set back from the front elevation of the house or feature a roof line lower than the original dwelling. Nor would it provide a minimum gap of 800mm between the sidewall of the first floor and the plot boundary to allow front to rear access.

The applicant has been approached to suggest that the application be amended to provide a degree of set back and that the ridge height be reduced. They have responded however that this would impact on internal room configuration not suited to their needs to warrant the cost.

Whilst the character of the area comprises predominantly two storey semi-detached dwellings, the area does include a varied mix of property styles. A number of properties have also been extended in differing ways including some where setbacks have been provided and others, including those opposite the application property, with no set-back. The property extension is not viewed within a particularly prominent position appearing within a varied and staggered building line and behind the properties fronting Ditchfield Road.

The attached property within this pair of semis (at 2 Sandiway Avenue) has an existing two storey side extension. Whilst this extension is set back from the main front elevation at first floor level, the location of the application property at the end of the row and staggered building line would reduce the effect of any unbalancing effect on this pair of semi-detached dwellings. Together with the separation to properties fronting Ditchfield Road this would also minimise any potential terracing effect. The set back to number 2 Sandiway also performs an added function of reducing impacts on the next property at number 3 Sandiway which is set further back within the staggered building line. Such an issue is not considered to arise with the application property.

The proposed side extension would restrict access between the rear garden and kerbside. The House Extensions SPD indicates that a minimum of 800mm should be retained to allow for access to the rear for bin storage. Bin storage is proposed to the front of the proposed side extension within a timber-constructed bin store. The proposed bin storage solution would accommodate the Council's 3-bin system and would be screened by soft landscaping thus avoiding significant harm to the visual amenity of the street scene. Such an approach has previously been accepted where sufficient set back means such storage would not impact unduly on the street scene in line with previous appeal decisions. As such, it is considered that a relaxation of the 800mm wide side access requirement would not be harmful in this case.

It is considered that the extension would be of good quality design which is in keeping with the design of the host dwelling (through the use of matching external materials and straight gable-end roof). The extension would not disrupt a uniform building line given the application dwelling's positioning at the end of a row of semis within a street where the building line is staggered; the extension would not exceed 50% of the width of the frontage of the existing dwelling in accordance with other provisions within the SPD guidance; and would be sufficiently distanced from the highway (approximately 15.2m at the nearest point) such that the bulk and scale of the extension is not considered to have an unduly dominant or prominent appearance within the street scene.

The side extension would be sited adjacent to the rear garden boundary of the nearest neighbouring dwelling east of the site at 319 Ditchfield Road. The extension would retain a separation distance of at least 16.75m from this dwelling and therefore would be sufficiently separated from this dwelling so as to reduce any potential terracing effect.

Given the above considerations, it is considered that the extension would not have a significant detrimental impact on the appearance and character of the area in this instance. Therefore it is not considered that a refusal of planning permission could be justified in this regard.

Rear extension

The proposed rear extension would be single storey only and would span the full width of the existing dwelling and proposed side extension. It would comply with the Council's maximum 4m depth guidance and is deemed to be of a size which is subordinate and acceptable to the application property. The materials to be used will need to match or closely harmonise with the existing and can be conditioned as such. The extension features a pitched roof, 2 no. roof lights and full-height windows and glazed doors to the rear elevation. The design of the extension and style of proposed openings is typical of domestic rear extensions, and deemed to complement the existing dwelling. As such, the proposed extension is deemed acceptable in its design.

Overall, in terms of the external appearance of the proposed side and rear extensions, these are considered to be of good quality. The extensions utilise matching roof tiles and brickwork construction and complementary pitched roof forms. Proposed windows and doors would also harmonise well with existing openings in terms of their style, proportions and fenestration. The proposed extensions would not overwhelm the site and ample garden amenity space would be retained at the rear for the use and enjoyment of the occupiers of the extended dwelling.

7.2 Amenity of Neighbours

The proposed side and rear extensions would comply with the Council's spacing standards such that levels of light and outlook at neighbouring residential properties would not be restricted to the detriment of residential amenity, and any undue overbearing impacts would also be avoided. The adjoining neighbour at 2 Sandiway Avenue benefits from a single storey rear extension sited along the shared boundary. Due to this extension at the neighbouring property, the single storey rear extension proposed within this application complies with the Council's 45 degree rule used to avoid undue loss of light and dominance, and thus the impact on this neighbour is negligible.

In terms of privacy, proposed windows to the front and rear elevations of the proposed side extension are sufficiently distanced from neighbouring

dwellings such that the extension would not detrimentally compromise the privacy of these dwellings and private gardens. The proposed rear extension would have ground level glazed doors and windows within its rear elevation facing out into the rear garden. The proposed windows on ground floor level are not deemed to impact the privacy of surrounding residents given the presence of appropriate boundary treatments at the site.

7.3 Parking Provision and Highways Safety

The proposed development would increase the number of bedrooms at the property from 3 to 4, thus requiring the provision of 2 off-street car parking spaces to accord with the Council's guidance with respect to parking provision. Whilst the proposal involves the demolition of an existing attached garage at the property, sufficient hardstanding would be retained to the front of the dwelling for 2 off-street parking spaces. The proposed development is therefore considered to be acceptable with regard to parking provision. It is also considered that no other highway safety issues are raised by the proposed development.

8. CONCLUSIONS

Overall, the design of the development is deemed to be of good quality such that it does not have a detrimental effect on the character or appearance of area; the extensions do not compromise highway safety, nor residential amenity due to their siting in relation to neighbouring properties. Whilst the proposals do not strictly accord with the Council's adopted supplementary planning document this is guidance only and it is not considered that refusal of planning permission could be justified for the reasons outlined above. The proposal would therefore accord with the provisions of Policies BE1, BE2 and H6 of the Unitary Development Plan (2005) and is deemed acceptable.

9. RECOMMENDATION

That the application is approved subject to conditions relating to the following:

1. Standard 3 year expiry
2. Approved plans
3. Materials to match existing -BE1