Allerdale Borough Council

Planning Application

Reference No: 2/2012/0596
Received: 06 August 2012
Proposed Development: Extension to provide disabled persons accommodation - Resubmission
Location: 11 Thirlmere Avenue
Workington
Applicant: Mr John Furness
Drawing Numbers: W0-12-05-12 - Rev B Proposed Plans

Constraints: CZ1-CZ6
British Coal Area
Adv Control Exclusion - Workington
Settlement Limit HS5

Policies: Allerdale Local Plan, Adopted 1999 (Saved)
Policy HS12 - Extensions to dwellings
National Planning Policy Framework 2012
Achieving sustainable development

Relevant Planning History: 2/2012/0449 Refused

Representations: Town Council – No objection
Highway Authority – No objection
Environmental Protection – No objection subject to note to applicant regarding nearby mine workings

The application has been advertised on site and adjoining landowners have been notified. No representations have been received to date. (11/9/2012)

Report Policy

The relevant policies of the Allerdale Local Plan (HS12) are considered to be in general conformity with the National Planning Policy Framework and can continue to carry weight in the determination of applications.

Site History
The application is a resubmission to that refused (2/2012/0449) under delegated powers for the following reason.

The proposed development, by reason of its scale, rearward projection and proximity to the shared boundary with the adjoining residential property, is considered to have an adverse impact upon the residential and visual amenities of occupiers of this adjoining property, contrary to Policy HS12 of the Allerdale Local Plan Adopted 1999 (Saved) and advice contained within the National Planning Policy Framework.

In view of that decision the applicant has resubmitted the same scheme with a ‘call in’ for the attention of members.

Assessment

The proposals are identical to those recently refused and therefore the assessment and recommendation is as the previous application (2/2012/0449). The applicant has provided some additional detail illustrating the existing boundary fence at the site and its relationship with the projection and height of the proposed extension.

This is a householder application for a single storey rear extension to provide additional accommodation for a disabled person (bedroom and shower room).

The proposal relates to a two storey semi detached dwelling on a residential estate with similar dwellings opposite and adjacent. The property has an attached garage to the side, which is physically attached to the detached neighbour.

In view of that decision the applicant has resubmitted the same scheme with a ‘call in’ for the attention of members.

An existing lean-to single storey extension is noted on the rear of the dwelling. The proposals will extend the property yet further to the rear along the boundary of the adjacent dwelling resulting in a rear projection of the existing and proposed extensions totalling approx. 8 metres. A pitched roof of approx. 4.2 metres high is proposed, approx. 2.9m to eaves.

Near to this shared boundary, the neighbouring property has a ground floor habitable room window. The outlook from this window would be significantly harmed by the addition of a further rear extension at no. 11, resulting in an obtrusive 8m long blank wall and pitched roofing such close proximity and varying in height up to 4.2m. In this respect the extension will create a continuous structure forming an unreasonable sense of enclosure to the
adjacent semi-detached property.

As a footnote it is reported that informal consultation with the applicant’s Occupational Therapist from Cumbria County Council has established that the conversion of the existing garage at the property as an alternative could provide the required level of disabled accommodation. This however is not a material planning consideration regarding this application for the extension.

**Recommendation**

Although there is some sympathy regarding the need to create the required accommodation for the applicant, consideration of residential and visual amenity remains a material planning consideration. Similar single storey rear extensions with excessive rear projections have been refused by the Local Planning Authority on such grounds and dismissed at appeal (APP/G0908/D/11/2150823 and APP/G0908/D/102130146).

On balance therefore it is judged that the proposed extension is contrary to Policy HS12 having an unreasonable impact upon adjacent residential and visual amenity. As such, the proposals cannot be supported and are not in accordance with current Local Plan policies screened alongside the objectives of the National Planning Policy Framework.

There are no financial implications to the Council regarding this recommendation.

**Recommendation:** Refused

**Conditions/Reasons:** The proposed development, by reason of its scale, rearward projection and proximity to the shared boundary with the adjoining residential property, is considered to have an adverse impact upon the residential and visual amenities of occupiers of this adjoining property, contrary to Policy HS12 of the Allerdale Local Plan Adopted 1999 (Saved) and advice contained within the National Planning Policy Framework.

**Notes to Applicant:**