

# APPLICATION NUMBER: 2022/41525

<b>Ward:</b>	Appleton
<b>Date Registered:</b>	05 May 2022
<b>Case Officer</b>	Pauline Shearer
<b>Applicant:</b>	J Guisset
<b>Location:</b>	14, STAINES CLOSE, APPLETON, WARRINGTON, WA4 5NP
<b>Proposal:</b>	Proposed Variation of Condition 3 (Materials) On application 2020/38080 (single storey side and first floor side Extensions)
<b>Recommendation:</b> Recommendation Type 0 in APAS	
<b>Conditions and/or Reasons</b>	
<p>1. The development shall be carried out in accordance with the following documents: (a) The planning application forms and additional information received by Warrington Borough Council on 4th November 2020 and 25th February 2021 as amended by the application forms and additional information received 5th May 2022. (b) 110/20/BP Rev A; 110/20/3 Rev A; received on 25th February 2021; and amended elevation treatment Drawing No.110/20/4 Rev B received on 5th May 2022 . Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.</p> <p>2. The roofing materials to be used in the construction of the extension hereby approved shall match in colour, texture and coursing those used on the existing building; the elevation materials shall consist of white K render as indicated on the application form and Drawing 110/20/4 Rev B received 5th May 2022.</p> <p>Reason: To ensure the use of appropriate materials, in the interests of the visual amenities of the locality and in order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction</p>	

## **SUMMARY OF KEY REASONS FOR RECOMMENDATION**

Proposed variation of condition 3 (Materials) on application 2020/38080 (single storey side and first floor side Extensions).

- Principle of Development – The proposal supports the existing proposal and in this location is considered acceptable and would not have an unacceptable effect upon the character of the area.
- Area Character and Street Scene- There will be no resulting harm to the visual amenity and character of the area.
- Residential Amenity – The living conditions of adjoining occupiers would not be unduly harmed by the proposed material change.

## **DELEGATED DECISION**

1. With respect to the Authority, and on the basis of the submitted information on the application form, is the applicant and/or agent one of the following:

(a) a member of staff - No

(b) an elected member - No

(c) related to a member of staff - No

(d) related to an elected member - No

Parish Council objection/Ward Cllr call –in within 21 days – No

Is the application submitted by the Council/on council owned land/other Council interest – No

## **OFFICER'S REPORT**

### **APPLICATION SITE AND SURROUNDINGS**

The site to which the application relates is a detached 2-storey property located within a meandering cul-de-sac in a residential area in Appleton. The properties in this area have a modern, late 20<sup>th</sup> Century design. There is off-street car parking on the front drive and garage for three vehicle spaces which is unaffected by the proposal. The property has existing 1.8-2m wood panel fencing to boundaries to the side and rear. The site has existing residential properties adjacent either side and to the rear. Planning permission has been granted for a single storey side and first floor side extensions Ref: 2020/38080.

The site is not within a Conservation Area, does not affect any other heritage asset and is unallocated within the Warrington LPCS.

### **DESCRIPTION OF PROPOSAL**

The proposal seeks permission to vary condition 3 (Materials) on application 2020/38080 to replace 'matching brick' with Polar white K-render. The development is already under way.

### **AMENDED PLANS**

No amendments needed.

### **LOCAL REPRESENTATIONS**

#### General Public

The applications was publicised by a letter sent to 4 neighbours, as a result one objection has been received which is summarised as follows:

- Impact on visual amenity both from rear lounge window and garden;
- Would like a higher shared boundary fence installed;
- Fence would mitigate for loss of boundary shrubs undertaken already.

Ward Councillors – No comments received.

Parish Council – No comments were received from Appleton Parish Council.

### **CONSULTEES**

It was not necessary to notify any statutory consultees.

### **RELEVANT SITE HISTORY**

The reference in planning history relating to the use of this site is as follows:

<b>Planning Ref:</b>	<b>2020/38080</b>
<b>Description of Development</b>	<b>Full Planning - Householder - Proposed Single storey side and rear extension and first floor side extension</b>
<b>Decision</b>	<b>Approved with Conditions</b>
<b>Date of Decision</b>	<b>17/03/2021</b>

## **PLANNING POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

### National Planning Policy Framework 2021 (NPPF)

The Revised National Planning Policy Framework (2021) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

### Relevant Policies in the Local Plan Core Strategy (2014)

CS1 – Promoting Sustainable Development

QE6 - Environment and Amenity Protection

QE7 - Ensuring a High Quality Place

### Supplementary Planning Documents

Design and Construction

House Extension Guidelines

## **EQUALITY ACT (2010)**

In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equality Act 2010. It is considered that the application has no differential impacts.

## **ASSESSMENT**

Principle of Development – The site is located in a residential area and the proposals are for amendments to material details associated with an approved extension to an existing dwelling which are not considered uncommon in this location. The site is located in the unallocated area of Appleton in the LPCS and as such the development is considered acceptable in principle. All other material planning considerations are discussed below.

Area Character and Street Scene – Design is a material consideration in the determination of this application Policy QE7 states that the Council will look positively upon proposals that are designed to, amongst other criteria, enhance the character, appearance and function of the street scene, local area and wider townscape; and harmonise with the materials of adjacent buildings.

The site is located in the midst of other residential properties of a similar late 20<sup>th</sup> Century variety of type with use of light colours main brick materials. The property is detached and located approximately 1.2m from the boundary to the east and 6.3m from the boundary to the west. The proposed 1<sup>st</sup> floor element of the extension is located above the existing garage and ties into the existing roof with a gable end. The existing brick is light brown multi. The dwelling has a significant element of white render on the property front elevation and there are examples of render used in the wider locality. The property front elevation can be seen from Longwood Road.

The applicant has indicated that the reasons for requesting the change of materials is their inability to source the required brick match. In these circumstances, given that the existing building already includes white render, it is considered that the switch to render for the 1<sup>st</sup> floor and rear extensions will not compromise the wider area character.

On this basis it is considered that the proposal would not have an unacceptable impact upon the street scene and wider townscape and therefore complies with Policy QE7 of the Local Plan Core Strategy.

Impact on Residential Amenity- The impact of the proposal on the amenity the existing occupiers is material in the consideration of this application. LPCS Policy QE6 states that the Council will only support development which would not lead to adverse impact on the environment or amenity of future and current occupiers, nor the surrounding area. In this instance there are no resulting detrimental impacts and the proposal complies with LPCS Policy QE6.

The Council has received an objection from the nearest affected neighbour to the east in relation to the visual impact of the proposal and their objection includes a request for a higher fence. The main impact of the material change would be in relation to these objectors. It is accepted that the material change would be visible to the outlook of these occupiers. However it is considered that it has no greater impact than that of a brick finish and due to the white colour could be a better light reflector on the northern rear aspect that both dwellings have. The objectors request for the provision of a higher fence to mitigate the material change is unjustified as it would not result in any significant reduction of visible elevation. In any event, it is at the objector's discretion to erect their own additional boundary treatment under permitted development to a height of 2m if so desired.

It is considered that the material change will not result in any addition harm to the outlook of the nearest affected occupiers, is acceptable and complies with LPCS Policy QE6 and the NPPF.

## CONCLUSIONS AND RECOMMENDATIONS

The proposed change of materials is appropriate to the area and consistent with the character of the existing dwelling design and would not have a significant detrimental impact upon the amenity of any adjacent and is therefore considered acceptable and to comply with the LPCS Policies CS1, QE6 and QE7.

<b>Date Report Completed:</b>	21st June 2022	Pauline Shearer
<b>Date Agreed by Section Head:</b>	21 June 2022	Gary Earnshaw