



Steven Abbott Associates LLP
Chartered Town Planners

PLANNING, DESIGN AND ACCESS STATEMENT

Mr and Mrs Picton

Part rear ground floor and part first floor alterations with porch to
front

27 Oughtrington Crescent, Lymm, WA13 9JD

December 2020



REPORT DETAILS

Contact: **Christie J McDonald** MTCP MRTPI
Associate

Tel: 01257 251177

E-mail: christiem@abbott-associates.co.uk

Office address: **Steven Abbott Associates LLP**

Balmoral House
Ackhurst Business Park
Foxhole Road
Chorley
PR7 1NY

Ref: 3541

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Steven Abbott Associates LLP

Offices in Lancashire, Cumbria and Cornwall

www.abbott-associates.co.uk



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1. INTRODUCTION

- 1.1. I am instructed by Mr and Mrs Picton (“the Applicants”) of 27 Oughtrington Crescent, Lymm, WA13 9JD to provide professional planning advice in relation to the resubmission of a householder planning application for alterations to their property at the front and rear.
- 1.2. The previous planning application (Ref: 2019/35550) was refused by Warrington Borough Council (“the LPA” or “the Council”) on 23rd December 2019 and dismissed on appeal on 6th May 2020 (PINS Ref: APP/M0655/D/20/3245335).
- 1.3. Since my instruction, I have assessed the dismissed appeal proposals and the Inspector’s comments in great detail in addition to assessing the proposals that were confirmed to be lawful by the issuing of the Lawful Development Certificate for front and rear extensions on 11th March 2019 (Ref: 2019/34594).
- 1.4. The amended alterations to the property subject to this planning application are considered to be acceptable given that they have been amended to reflect the Inspector’s comments when dismissing the appeal in addition to taking into consideration the lawful proposed two storey development which is a material planning consideration which should be afforded significant weight by the LPA when determining this application.
- 1.5. The case for the approval of this application will be set out in detail in the main body of this report.

2. RELEVANT PLANNING HISTORY

2.1. The two applications below are the most relevant to the current planning application.

LPA Ref: 2019/35550

Description: Planning application for alterations to existing single storey rear extension and conservatory, erection of front porch and first floor single rear extension.

Decision: Refused on 23rd December 2019 (Appeal dismissed 6th May 2020)

LPA Ref: 2019/34594

Description: LDC application for proposed two storey rear extension, extension to the front of dwelling with bathroom window to the side.

Decision: Approved on 11th March 2019

2.2. The relevance of the above will be set out in more detail in the main body of this report.

3. RELEVANT PLANNING POLICY

3.1. The Local Plan policies most relevant to this application are as follows:

CC1- Inset and Green Belt Settlements (Oughtrington)

CS1 - Overall Spatial Strategy: Delivering Sustainable Development

QE6 - Environment and Amenity Protection

QE7 - Ensuring a High Quality Place

3.2. Other material considerations are as follows:

SPG 2 - House Extension Guidance

National Planning Policy Framework (NPPF)

3.3. It is considered that the amended proposals comply fully with all of the above.

4. APPLICANTS' CASE

4.1. When dismissing the previous appeal, the Inspector came to the following conclusions:

- The proposed reconfiguration of the remaining part of the roof of the existing rear ground floor extension would further increase the height directly facing No.25.
- The proposal, by virtue of its height, projection, positioning and proximity to the kitchen and bedroom windows of No.25, would cause further overshadowing and therefore a reduction in sunlight to those habitable rooms for a greater part of the day than currently exists.
- The proposal would also result in a reduction in daylight, particularly in relation to the kitchen of No.25.
- Unacceptable impact in terms of outlook from windows in No.25.
- The proposed increase in bedroom numbers would have the potential to increase the demand for parking.

4.2. Firstly, the amended scheme does not propose to increase the number of bedrooms in the property so the last bullet point can be discounted immediately. Furthermore, the porch is not considered to be an issue and the Inspector agreed with that matter.

- 4.3. As can be seen from above, all the concerns relate to the impact on the living conditions on the adjoining No.25. In order to address these concerns, the two-storey element of the proposal has been pulled right away from the shared boundary with No.25 and projects from the rear elevation no more than what would be allowed under the LDC which has been issued by the LPA (Ref: 2019/34594).
- 4.4. With regard to the ground floor extension - the proposed flat roof extension is lower than the existing ground floor structure and does not project any further from the rear elevation of the property than it currently does.
- 4.5. The above amendments to the previously unacceptable scheme are considered to create a high quality rear development that will not impact detrimentally on the occupiers of numbers 25 and 29 and which thus complies with all relevant local and national planning policies.

5. CONCLUSIONS

- 5.1. Great care has been taken to ensure that the Inspector's comments have been taken on board and the proposals amended accordingly.
- 5.2. What is before the LPA now is a proposed scheme which would not have a detrimental impact on the occupiers of numbers 25 and 29 Oughtrington Crescent by virtue of either overshadowing, loss of natural light or poor outlook.
- 5.3. It is for these reasons and all those set out throughout this report that it is our case that the resubmitted application should be approved and planning permission granted.