

# REPORT FOR INDEPENDENT INSPECTOR

## 66 Lawrence Avenue



### 1. Matter for Consideration

- 1.1 The appellant subject of this appeal sought consent for - Single storey side extension, first floor side extensions, two storey rear extension, front porch and frontage alterations.

### 2. Background

- 2.1 The subject property is a freehold property. The surrounding area is designated as **Modern Character Area**.
- 2.2 The property has not undergone any recent alterations.
- 2.3 An application for Planning Permission had not been made at the time of writing this report.
- 2.4 Location plan and Photographs are available in **Appendix A**.

### 3. Application

- 3.1 An application for a single storey side extension, first floor side extensions, two storey rear extension, front porch and frontage alterations was made on 13<sup>th</sup> November 2023.

- 3.2 We received two neighbour comments following consultation.
- 3.3 Following discussions with the applicants a revised scheme was submitted on 15<sup>th</sup> February 2024.
- 3.4 The application was refused on 14<sup>th</sup> March 2024.
- 3.5 The homeowner sought a review by the AMC on 3<sup>rd</sup> July 2024. The AMC unanimously upheld the decision of HAS and it was refused at the Householders Application Committee in September 2024.

## 4. Scheme of Management and the Design Principles

- 4.1 The Scheme of Management under the Leasehold Reform Act 1967 in the covenants section at point 6 states:

Restriction on further development

6. Any owner shall not carry out any development redevelopment or alteration materially affecting external appearance of the enfranchised property or of any building or structure thereon save with the written consent of the Corporation (which shall not be unreasonably withheld) and in accordance with plans drawings and specifications previously submitted to and approved by the Corporation. Any such development redevelopment or alteration shall be made in accordance with the approved plans drawings and specifications and shall be carried out in a good substantial and workmanlike manner with sound and proper materials.

- 4.2 The Design Principles for the Modern Character Area state -

### ***Pg 7 – Rear Extensions***

- Rear extensions shall complement the character of the original house, using the detailing and complementing materials, and have balanced proportions and scale.
- Roof pitches can have a substantial impact on the character of the original house, therefore proposed roof pitches shall be consistent with the original roof design of the house.
- Extensions that protrude past the side/gable wall of the original house are subject to the requirements for side extensions.
- Due to the likely impact on the neighbouring property, 2 storey extensions shall not normally exceed 3.6 metres from the original main building line.
- When 2 storey extensions have an impact on neighbouring properties, a reduction in depth and/or width may be required.
- Ground floor extensions up to a depth of 5 metres from the original main rear building line of the house may be acceptable.

### ***Pg 9 – Side Extensions***

- Roof pitches can have a substantial impact on the appearance of a building and the street scene; therefore, all proposed roof pitches and

design of the roof and roof line shall be consistent with the original roof design of the house, unless it can be demonstrated that the extension does not damage the character and quality of the existing property and its context.

- Side extensions shall retain the identity of the original property and be visually subservient. This is normally achieved by having lower roof lines and being significantly set back from the front building line.

### **Pg 11 – Porches**

- Porches shall complement the character of the original house and street scene, using materials that are in keeping with the existing property and have balanced proportions and scale.

### **Pg 21 - Hardstandings**

- When creating hardstandings on front gardens, at least 50% of the original frontage area shall normally be maintained as soft landscaping, free of car parking, footpaths, bases for bin storage etc.

## **5. Issues**

- 5.1 The proposed 1<sup>st</sup> floor rear extension is contrary to Design Principles as it exceeds a depth of 3.6 metres.
- 5.2 There is a variation in roof pitches which do not match the original roof design of the house.
- 5.3 The proposed porch canopy does not compliment the original character of the house and its inclusion will reduce the frontage depth to below 5 metres.
- 5.4 The garage has been removed and replaced with a store which is not capable of parking a vehicle, therefore, it should be demonstrated that the frontage is capable of parking two vehicles whilst maintaining 50% as soft landscaping. The reduced depth of the frontage restricts the amount of soft landscaping to conform to Design Principles. The proposed is 40% soft landscaping.

## **6. AMC Comments**

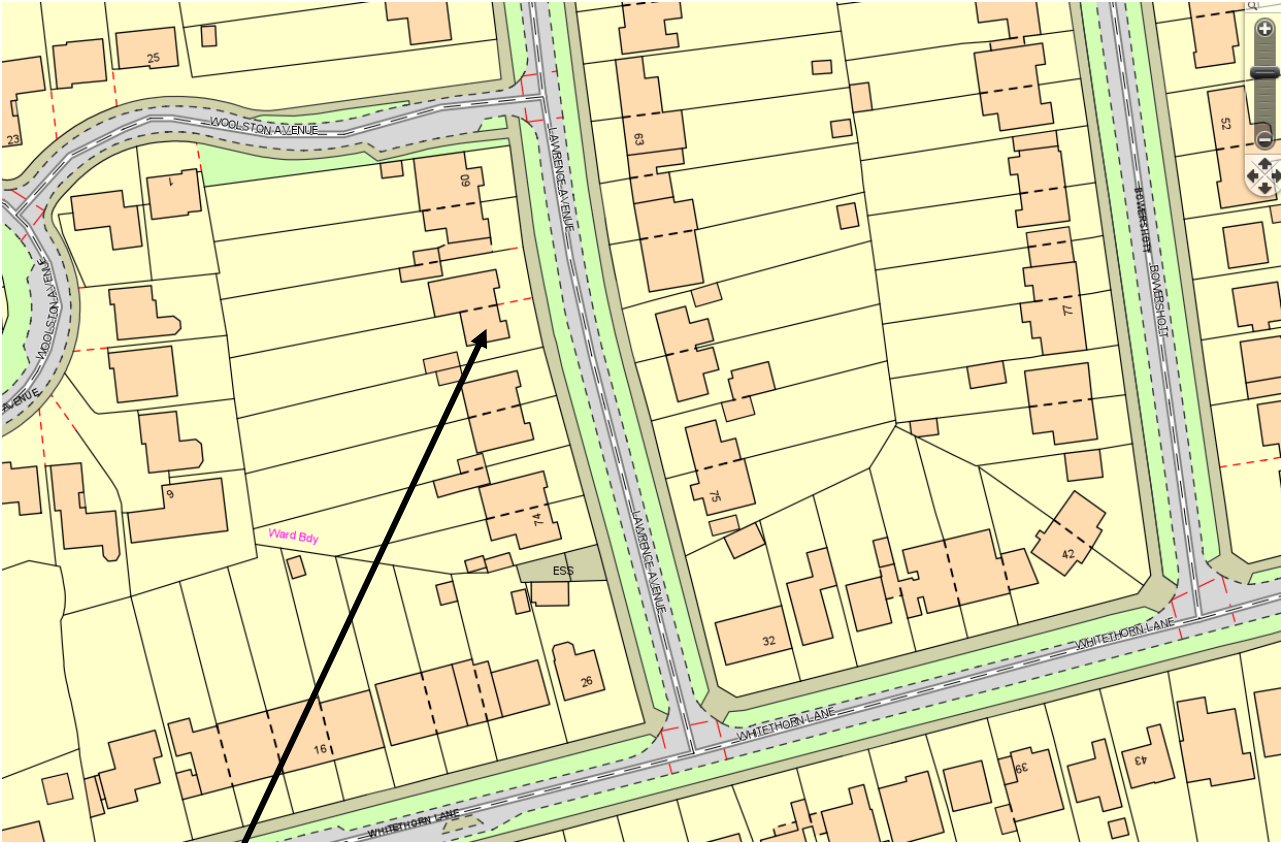
- 6.1 The Committee raised concerns with the rear fenestration and the rooflines.
- 6.2 The Committee noted that the ground floor proposal will be in line with the neighbouring extension.
- 6.3 The Committee felt that a flat roof parapet wrap-around extension would be more in keeping within the context of the streetscene.
- 6.4 The Committee felt that a lean-to porch may be acceptable.

- 6.5 The Committee felt that the frontage soft landscaping should be increased.
- 6.6 The Committee members were unanimous in supporting the decision to refuse consent, made by the Heritage Advice Service, but felt that negotiations could be initiated to agree an acceptable proposal.

## **7. Conclusions**

- 7.1 It would appear that the applicants have pushed the Design Principles to their limits and beyond to overextend this modest 3 bedroom semi-detached house. The main issue is that the 1<sup>st</sup> floor rear extension is contrary to a fundamental Design Principle in that it is deeper than 3.6 metres. Although this passes the 45 degree light line test, we would not wish to set a detrimental precedent by approving this.
- 7.2 The design of the extension has produced an array of roof pitches which do not match the pitch of the main house and produces a very busy and confusing set of additions. From the front elevation the porch and main roof and 1<sup>st</sup> floor pitch differs from the ground floor side extension roof pitch and from the rear the 1<sup>st</sup> floor roof pitch differs from the two ground floor extension roof pitches.
- 7.3 The existing garage is to be removed and therefore there is a requirement to provide extra parking to the frontage. The addition of the porch further reduces the available space on the frontage, and it is therefore impossible to provide two parking spaces whilst maintaining 50% of the frontage as a soft landscaped area.
- 7.4 Overall, it is our view that the application represents a clear breach of the Design Principles, which have been carefully formulated to avoid this type of alteration. The application fails to preserve the character and appearance of the existing property and the Modern Character Area.
- 7.5 It is therefore respectfully requested that this appeal is dismissed.

Appendix A – Location plan and photographs



Appellant