

Objection to Application 242558, at 12 Culver Lane

This application is to enlarge a single storey 3-bedroom bungalow into a 6 bedroom house over three floors.

ACER objects to this application. as the proposed changes are not in keeping with the hip end roof style of the neighbouring properties in particular and would be dominating and out of keeping in that location as well as being out of character in the area, which is for sloping hip end roofs. The Allocated Parking provision is inadequate

Please note the following points:-

Curtilage Query

The curtilage of the property shown on the plans differs from previous planning applications at the same address, which showed the boundary extending further down the back garden to encompass an outbuilding. It is suggested that Planning check the land registry records to assure themselves that the current curtilage of 12 Culver lane is as shown on the application drawings.

Community Infrastructure Levy (CIL)

The existing floor area declared on CIL form 1 as 68 sq.m. The proposal is to create a two storey 6-bedroom house with the addition of habitable accommodation in the roof space. The proposal has a declared internal area according to CIL form 1 of 317 sq.m. This is an increase in floor area of approximately 250 sq.m., resulting in a property almost 4.6 times larger than at present. The increase in size will have a significant visual impact on the surrounding area and street scape.

Scale, Build Form and Character

Core policy CP3 says, among other things, that planning permission will be granted for proposals that are of an appropriate scale, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including spaces or occupiers and their quality of life.

The property is in the centre of a row of five properties between Eastcourt Avenue and Anderson Avenue. Each of these properties have hipped roof styles in common with the majority of properties in the area. The proposed gable end roof style will disrupt the street scene and is not in keeping with the overall character of the area. The mass of the proposals will further disrupt the street scene which currently has alternate single and two storey properties. This is contrary to the requirements of CP3.

Responding to original Building character, Relation to Neighbouring Properties

Section 4.11 (R23) of the Borough Design Guide says that alterations and extensions should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

There is nothing of the original property that can be recognised in the proposals. The proposals therefore cannot be considered to respond well to the original property. The original property has a stepped front elevation. The proposals remove that step, extending the property forwards. The new bay windows extend the front elevation nearer the highway. With the overall mass of the building, the impression will be that the building is much nearer the highway than the existing property.

Light restriction impact on neighbours

It is unclear from the drawings whether the rear extension will satisfy the 45-degree rule concerning loss of light to habitable rooms in neighbouring properties. The planning department should check this.

Distance from Boundary

The proposals show the side elevation to the left when viewed from the front extends by approximately 700mm from its current position. The new dimension from the boundary is not shown on the drawings but, from the dimensions that are shown, it appears the new distance from the boundary will be approximately 800mm. Section 4.11 of the Borough Design Guide says the side extensions should maintain a minimum space between the building and the boundary of one metre. The proposals are not in line with that requirement. It also says that extensions should not close off views to a green backdrop where that backdrop contributes to the character of the area. The increased height and width of the property significantly reduce views of any green backdrop.

Rear extension Impact on Neighbours

Section 4.11 of the Borough Design Guide says in relation to rear extensions that the primary consideration is the impact upon neighbours. It says that side walls of extensions must not contain windows, especially at first floor level, to minimise impact on the privacy of neighbours. It also says that rear extensions should not project more than 4 metres from the main rear wall where they are close to a side boundary.

The proposed side extension on the left when viewed from the front contains windows at ground and first floor level. Whilst one of the windows at first floor level is for a bathroom and likely to contain obscure glass, the other is a landing window. That should also contain obscure glass. The ground floor windows are to habitable rooms and may impact privacy.

The rear extension as shown on the proposed floor plans appears to extend 6.3 metres from the existing rear wall at ground floor level. It is not clear how far the first floor extends beyond the rear wall.

Privacy – Overlooking

The loft windows each side should be obscure glass and non opening if they are below 1.8 metres from the inside floor level

Height

The height of the proposed building is not dimensioned. It is therefore unclear whether it is of a greater height than the adjacent two storey properties.

Multiple Occupancy

The number of bedrooms suggest the possibility of use as a house of multiple occupation (HMO).

Allocated Parking

The proposal shows three parking spaces within the curtilage of the property. This is inadequate for a six-bedroom property. Whilst this may be in line with current guidance, that guidance has frequently been shown to be inadequate. Provision should be made for parking spaces equal to the number of bedrooms. It should be noted that it has already been observed that up to five vehicles are parked at the front of the current 3 - bedroom property. See the photo below.



The proposals reduce the space available for parking but are likely to increase the spaces required. Inadequate parking provision will lead to on street parking. Culver Lane already suffers from significant on street parking which causes traffic congestion, particularly at peak times, and obstructions on footpaths.

CONCLUSION

In conclusion, the proposals do not comply with core strategy CP3 or section 4.11 of the Borough Design Guide.

If WBC is minded to approve the application it is recommended that conditions are included to:

- Ensure the height of the property does not exceed that of the adjacent two storey properties.
- The property may not be used as an HMO without further application to WBC.