

Planning Services

COMMITTEE REPORT

AGENDA ITEM NUMBER:

APPLICATION DETAILS

APPLICATION NO:	PL/5/2010/0300
FULL APPLICATION DESCRIPTION	REAR EXTENSION (RESUBMISSION)
NAME OF APPLICANT	MR B ARMSTRONG
SITE ADDRESS	5 WILKINSON ROAD, HORDEN SR8 4AG
ELECTORAL DIVISION	HORDEN
CASE OFFICER	Laura Eden 0191 5274613 laura.eden@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

Site

- 1 The application relates to a semi-detached property which lies within the northern part of Horden. The existing property is constructed from red facing brickwork, a tiled roof and white UPVC windows. The property currently benefits from a rear conservatory.
- 2 The rear of the site is orientated in a westerly direction. The property's front build line is approximately 5 metres from a public footpath and 7 metres from an unclassified road.

Proposal

- 3 Full planning permission is sought for the erection of a single storey rear extension. The extension would be constructed from materials to match the existing property.
- 4 The rear extension would project 4 metres from the original rear elevation of the property and would measure almost the entire width at 9.5 metres. The extension would be situated 1 metre away from the shared boundary with the adjoining neighbouring property. The overall height of the extension is 4.3 metres and 2.5 metres to the eaves. The original conservatory would then be relocated to the centre of the extension and measures approximately 2.9 metres square.

Reason for report

- 5 The applicant is an employee of Durham County Council in the Regeneration and Economic Development Section therefore the scheme of delegation requires the planning committee determines the application. Furthermore, the agent on the planning application is a contract worker for the Council.

PLANNING HISTORY

Nothing found

PLANNING POLICY

6 NATIONAL POLICY:

Planning Policy Statement 1: Delivering Sustainable Development sets out the Governments overarching planning policies on the delivery of sustainable development through the planning System.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>

7 REGIONAL POLICY:

The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.gos.gov.uk/nestore/docs/planning/rss/rss.pdf>

8 LOCAL PLAN POLICY:

District of Easington Local Plan

Policy 1- Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.

Policy 35 - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.

Policy 73 - Extensions or alterations to existing dwellings, requiring planning permission, will be approved provided that there are no serious adverse effects on neighbouring residents, the proposal is in keeping with the scale and character of the building and the proposal does not prejudice road safety or result in the loss of off street parking.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.easingtonlocalplan.org.uk/>

CONSULTATION AND PUBLICITY RESPONSES

9 STATUTORY RESPONSES:

Parish Council - No comments received

10 INTERNAL CONSULTEE RESPONSES:

N/A

11 PUBLIC RESPONSES:

The application was advertised by means of neighbour notification letters - No response has been received.

12 APPLICANTS STATEMENT:

This proposal aims to improve the family space and kitchen area within the property and provide a separate study to allow the applicant to work from home in an appropriate manner. It also provides a small utility area, downstairs WC and wash room to improve the available downstairs facilities. The existing conservatory is to be relocated to the rear of the new extension.

The design has been developed to reflect the scale of extension to the rear of the adjoining property and to minimise the impact on the front of the building and the streetscape. The pitched roof reflects the roof style of the main building but is of a shallow pitch to retain the windows to the first floor without alteration. The materials of the extension are to match those of the house and will use facing bricks and UPVC windows, guttering and fascias. Two roof lights are incorporated into the new roof slope to provide enhanced natural light to the kitchen. The large rear garden can easily accommodate this extension without compromising amenity space and the building has been designed to completely avoid any overlooking of neighbouring properties.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=109705> Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below

PLANNING CONSIDERATION AND ASSESSMENT

The main planning considerations with regard to this proposal are:

- Impact upon residential amenity
- Impact upon visual amenity

13 Impact upon residential amenity

Guidance within the local plan recommends that rear extensions adhere to certain criteria which limit how far the development can extend along the shared boundary with a neighbouring property. With a rear projection of 4 metres it is recognized that the extension at 5 Wilkinson Road does not comply with these rear projection standards however every application has to be assessed on its merits. It is noted that the adjoining property of 6 Wilkinson Road benefits from a rear conservatory projecting 4.2 metres along the shared boundary. The neighbour's conservatory appears to have been built under the previous permitted development guidelines therefore no formal application was required. Furthermore, the application site level is some 0.5 metre lower than the neighbouring

property and as the proposed extension is set 1 metre in from the boundary it is considered that the development can be viewed as acceptable in this instance. The proposed extension incorporates a window in the southern elevation overlooking the neighbour's conservatory therefore to protect their amenities a condition in relation to obscure glazing is suggested.

It is considered that the proposed development would have minimal impact upon the residential amenity of the other neighbour at 4 Wilkinson Road. Although the extension projects 4 metres from the original rear elevation the proposal comfortably meets rear projection standards as the habitable rooms of the neighbouring property are located well away from the shared boundary. As a result it is not considered that any issues will arise in terms of overshadowing or overbearing impact.

14 Impact upon visual amenity

It is considered that the extension will have a limited effect in terms of its visual impact within the street scene given that the applicant has opted to use materials to match that of the original property. This will help to ensure that the extensions do not appear to be an obvious later addition. Furthermore, the only part of the extension that would be visible from public areas is a section of the pitched roof over the garage.

Although the proposed extension is sizeable it is considered that the extension can comfortably be accommodated within the plot given that it benefits from a garden some 32 metres long.

CONCLUSION

- 15 Taking all relevant planning matters into account it is considered that the proposal is acceptable given that it accords with both national and local policy. It is therefore not considered that it would have a detrimental impact upon the amenities of the surrounding area or the wider setting more generally that would justify refusal of this application.
- 16 It is considered that the size of the extension is appropriate to the character and scale of the existing property. Although it is acknowledged that the extension does not meet rear projection standards it is considered that specific circumstances on site make the development acceptable in this instance. The extension is considered to be sizeable but can comfortably be accommodated on the site due to the large plot. Overall it is considered it should not unduly impact upon neighbouring properties' amenities.

RECOMMENDATION

- 17 That the application be **APPROVED** subject to the following conditions;

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority. Plan Reference No. Design and access statement, location plan, proposed south elevation, existing plans and elevations, proposed plans and elevations all received on 23/06/2010.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the glass to be used in the side elevation of the extension adjacent to 6 Wilkinson Road shall be obscure to level 3 or higher of the Pilkington scale of privacy or equivalent as may be previously agreed in writing by the Local planning authority. The obscure glass shall remain in place unless the further written permission of the Local planning authority has been received for its removal or replacement.

REASONS FOR THE RECOMMENDATION

1. The development was considered acceptable having regard to the following development plan policies:

DISTRICT OF EASINGTON LOCAL PLAN	ENV35 - Environmental Design: Impact of Development
DISTRICT OF EASINGTON LOCAL PLAN	GEN01 - General Principles of Development
DISTRICT OF EASINGTON LOCAL PLAN	HOU73 - Extensions and/or alterations to dwellinghouses
PLANNING POLICY STATEMENT/GUIDANCE	PPS1 - Delivering Sustainable Development
2. In particular the development was considered acceptable having regard to consideration of issues in relation to the impact upon residential amenity, visual amenity and the wider impact of the proposal.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Design and Access Statement
- North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
- District of Easington Local Plan 2001
- Planning Policy Statements / Guidance, PPS1, PPG2, PPS3, PPS7, PPS9, PPS13, PPG15, PPG16
- Consultation Responses

