

## **RECOMMENDATION FOR APPROVAL**

07/0235

20.03.07

Mr C Nevin

Lyndhurst, Snows Green  
Road, Shotley Bridge

Erection of single storey front  
and rear extensions, erection of  
replacement garage to side

Ebchester and Medomsley  
Ward

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### The Application

1. This application seeks planning permission to erect a single storey front extension, a single storey rear extension, and a replacement garage to the side of Lyndhurst, a detached property in Shotley Bridge.

### Policy

2. The following policies of the adopted Local Plan are relevant in determining this application

General Development Principles (GDP1)  
Extensions and Alterations to Existing Dwellings (HO19)

### History

3. No relevant planning history.

### Consultations

4. County Highways Development Control Officer- no objection.
5. Neighbours have been consulted and a site notice posted.

One objection has been received from 5 Newbury Drive. The issues raised are:

- Overlooking – addition of dining room window directly opposite bedroom windows of 5 Newbury Drive at an approximate distance of 13.5m.
- Massing of proposed extension – Substantial increase in the size and height of the building due to the dining room and garage extensions, directly in front of 5 Newbury Drive at distances of approximately 10m (Garage) and 13.5m (Dining Room).

### Officer Assessment

9. Lyndhurst is a detached, pre-war, stone built bungalow, which occupies a long narrow plot off Snows Green Road. Newbury Drive is a more modern development of 8 dwellings built to the west of Lyndhurst on lower ground.
10. The objectors property, 5 Newbury Drive is located to the south west corner of Lyndhurst. Due to the substantial change in levels the first floor windows in 5 Newbury Drive face the applicants property. The two properties are currently offset. There is also substantial screening by way of wall and hedging between the two properties.
11. The proposed front extension would replace the existing small porch and would project 4.5m and span 6.2m in width. This is a fairly large extension considering the existing size of the property. However the plot is large enough to accommodate it as the property has a large front garden. The proposed front extension would not affect the protected tree on the site (TPO 008). The applicant has confirmed that no trees would be affected but part of the hedge at the front would be removed. The proposed design is acceptable and in accordance with Policy HO19 and Supplementary Planning Guidance. No objection is raised to this element of the proposal.
12. The proposed rear extension would project approximately 3.7m and span the width of the existing dwelling (approximately 9m). The rear elevation of the proposed rear extension would effectively be a wall of glass. A garage would be erected adjacent to the boundary of the applicant's property with 5, Newbury Drive.
13. The proposed extensions would bring the applicant's property closer to the neighbouring property. The proposed garage would be set 0.75m further back (south) than the existing garage. It would be 0.4m longer and 0.2m wider than the existing garage and 4m high with a pitched roof as specified in Policy HO19. The garage would be situated approximately ten metres from the rear of 5 Newbury Drive and due to the change in levels between the two sites would result in the garage being almost at first floor level when compared to 5 Newbury Drive. The Council's Supplementary Planning Guidance on estate layout and design states that there should be a minimum of 12.5 metres between the rear of properties and the blank gable of the adjacent two storey property. While this situation is not directly comparable, the garage would be similar to the erection of a two storey building on a flat site. The distance between the two buildings would be slightly less than would usually be expected however the proposed garage would replace an existing garage. While the proposed garage would be higher than the garage that it would replace it would be difficult to argue that the proposed garage would result in a significantly greater loss of light to the neighbouring property sufficient to justify refusal of the application.
14. The submitted plans indicate that there would be one additional door and one window in the west facing elevation which serves the proposed dining room. The window measures 0.9m by 1.6m and is of concern to the objector

because it would face towards 5 Newbury Drive. Provided that the existing boundary screening is retained significant overlooking would not result. However, the applicant has confirmed in writing that this window would be omitted in order to address the concerns of the neighbour about overlooking. The applicant has also stated that the boundary screen should be unaffected by the building works and that any damage would be rectified.

15. The proposed external materials are considered to be acceptable. Overall this is considered to be an acceptable development.

#### Recommendation

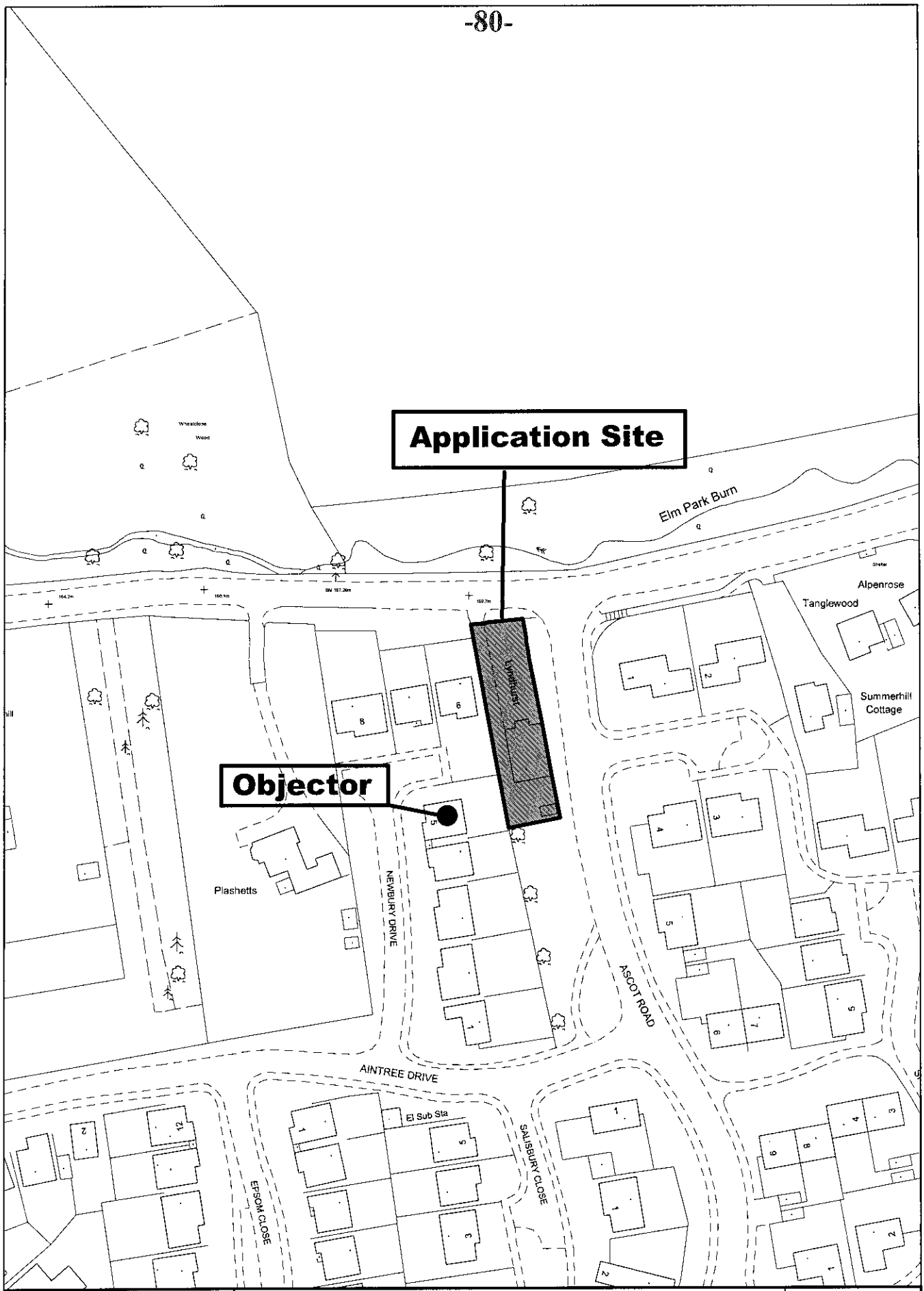
16. Conditional Permission

- Time Limit (ST).
- Approved Plans (ST01).
- Notwithstanding the approved plans the dining room window in the proposed side elevation adjacent to 5 Newbury Drive shall be omitted. Reason: In the interests of neighbouring privacy in accordance with Policy HO19 of the Local Plan.
- The existing wall and screening on the communal boundary with 5 Newbury Drive shall be retained for the lifetime of the development hereby approved. Reason: To ensure the site is screened in a satisfactory manner, in the interests of neighbouring privacy in accordance with Policy HO19 of the Local Plan.

#### Reason for Approval

17. The proposal is considered to comply with Policy HO19 of the District Local Plan and Supplementary Guidance Note No. 2 on House Extensions and there are no other material planning considerations which outweigh the decision to approve the application.

Report Prepared by Guy Gibbeson, Student Planning Officer



**Objector**

**Application Site**

Erection of single storey front and rear extensions,  
erection of replacement garage to side  
Lyndhurst, Snows Green Road  
Shotley Bridge

07/235

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