

SITE VISITS

07/0131	16.02.07
Project Genesis	Land to the south west of 48 -52 Fenwick Way, Consett.
Extension to existing landscaping mound (retrospective) (resubmission)	Consett South Ward

The Application

1. At the last meeting of the Development Control Committee on the 29th March 2007 the Committee decided to defer consideration of a report regarding the extension to an existing landscaping mound applied for retrospectively on land to the south west of 48-52 Fenwick Way, Consett to enable a site visit to take place.
2. The site visit has now taken place and the Committee should be in a position to determine whether or not planning permission should be granted. The officers recommendation remains as previously for conditional approval.

Recommendation

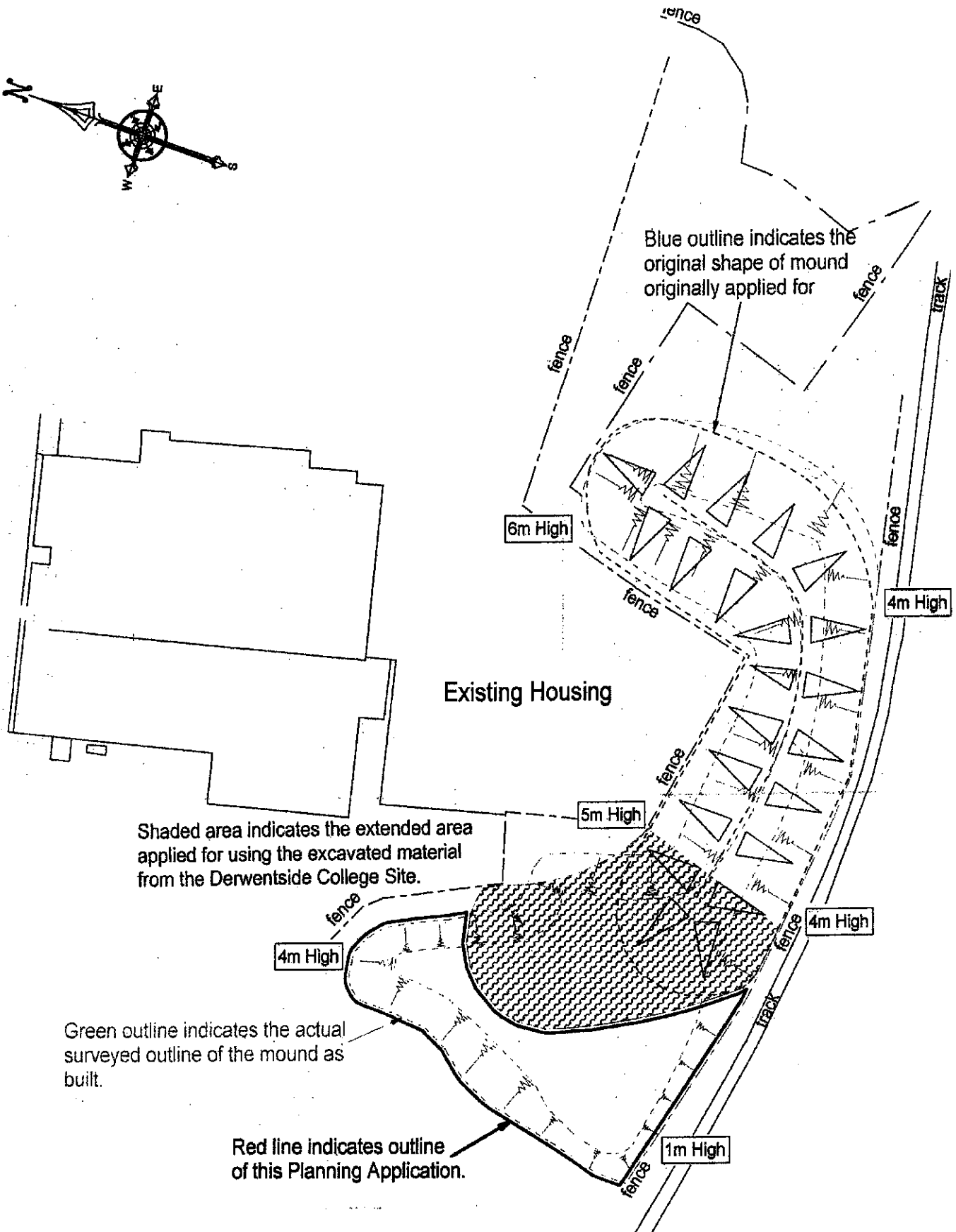
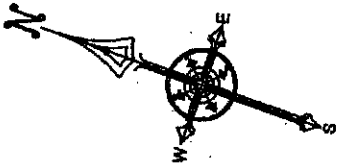
3. Conditional Permission
 - Approved Plans (ST)
 - Time Limit (ST01)
 - The mound shall be grass seeded within 3 months of the date of this permission.
 - Reason: In order to integrate the mound into the surrounding landscape in accordance with Policy GDP1 of the Local Plan.

Reason for Approval

4. The decision to grant planning permission has been taken having regard to policies GDP1, EN26 and EN27 of the Derwentside District Plan and material considerations as detailed in the report to the Development Control Committee. In the view of the Local Planning Authority no other material considerations outweigh the decision to grant permission.

Report Prepared by Louisa Fleming, Area Planning Officer

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RECOMMENDATION FOR REFUSAL

07/0208	13.03.07
G & C Taylor	Holyoak House, High Westwood
Erection of two storey rear extension, detached garage to rear at Holyoak House, High Westwood	Ebchester and Medomsley Ward

The Application

1. This application seeks planning permission for the erection of a two storey rear extension and a detached garage to the rear of Holyoak House, High Westwood which lies in the centre of three dwellings within the hamlet of High Westwood.

History

2. In 1985 planning permission was granted for a packing plot for a touring caravan on the adjacent site (reference: 1/1985/0497/DM).

Policy

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

General Development Principles (GDP1)
Protecting the Countryside (EN1)
Extensions to Buildings in Rural Areas (EN3)
Extensions and alterations to Existing dwellings (HO19)

House Extensions SPG2

Consultations

4. County Highways Development Control Officer- views awaited.
5. Neighbours have been consulted and a site notice posted and one letter of objection has been received to date from a neighbouring occupier, their concerns are summarised as follows:
 - We are very concerned about such a large proposed structure bearing down on us and breaching our privacy. A structure built this close to our boundary would leave us with very little privacy. Living in a

bungalow we have 3 windows which would be affected, one a bathroom and one our bedroom and our lounge.

- We are also extremely concerned about the garage as the applicant has expressed plans run his business of breaking older 4 x 4 vehicles and buying and selling used farming equipment. We feel this sort of stock would encourage rats and other vermin as well as being very unsightly.
- I am concerned as to what usage a seven bedroom house in a tiny village would be put to. Possibly a bed and breakfast, a care home for the elderly? Seven bedrooms constitutes a lot of people residing there.
- Another concern is the length of time it will take to build the structure and all the time we will be looking at a building site with all of the accompanying labourers and craftsmen who already have a tendency to park in front of our bungalow.
- I am in agreement that the property needs re-vamping as it is in a nearly derelict state, and as the bathroom and kitchen are already extensions I agree with their need to replace them with a more modern structure which is more sympathetic with Holyoak House and the surrounding houses. With such a large garden that Holyoak House possesses, I wonder that they don't extend on another side of the house with better views up or down the valley or across the valley looking at Chopwell Woods, as opposed to the proposed side which offers the smallest space and almost abuts our property.
- We would not object to a much smaller extension, however we feel the proposed one is massively overdeveloped for such a small community.

Officer Assessment

6. This application seeks planning permission for a two storey extension to the rear of Holyoak House and the erection of a detached garage to the south west of the existing property. Holyoak House is a fairly substantial property within High Westwood which it is believed was previously a Co-op building before its subsequent conversion for residential use. It is believed that a small section of the existing building was demolished in recent years. Once a further section to the rear has been demolished the applicant is proposing to extend the property to the rear by constructing a two storey section attached to the south of the original property.
7. The proposed two storey extension would measure 14.7m by 6.4m and would be 8m high with a pitched roof. The extension would be constructed of stone and would have a slate roof to match the existing property. The extension would incorporate traditional features such sliding sash windows and lintels to match proposed changes to the existing property which is to be renovated.
8. The proposed detached garage would be sited to the south east of the existing house and proposed extension and would back onto the neighbouring garden but would be screened by the existing vegetation between the two properties. The garage would be 6.5m x 8m and would have a pitched roof to 4.65m high (2.7m to eaves). The garage would be

constructed of stone with a slate roof to match the existing property.

9. High Westwood is an isolated location which is made up small clusters of dwellings, it is not one of the settlements listed under policy HO5 of the Derwentside District Local Plan, where new development is generally considered to be acceptable.
10. The main issues to consider are whether the proposed extension and garage are considered acceptable in terms of size, scale and design in this countryside location and whether there are likely to be detrimental impacts to neighbouring amenity.
11. The clusters of properties in High Westwood are an important factor in the formation of the character of the locality. Local Plan Policies EN3 and HO19 provide protection to dwellings and their localities by ensuring that extensions reflect the scale, character and style of the original building and do not adversely affect but instead contribute to the character of the original building or locality.
12. Policy EN3 of the Local Plan refers to extension to single buildings and those contained within small groups in the countryside. As the hamlet is not listed as a settlement under Policy HO5 of the Local Plan it could be regarded as a countryside location and therefore Policy EN3 would be relevant. As guidance the pre-amble to Local Plan Policy EN3 states that within the countryside extensions should not exceed the floorspace or volume of the original building by more than 50%. In this instance the applicant is proposing an increase of the floorspace (extension and garage) by approximately 218 square metres, this far exceeds the recommended 50% increase in floorspace which would be 75.5 square metres. The increase in volume would amount to an increase of approximately 865.94 cubic metres which is well in excess the recommended 50% increase of volume which would be 249 cubic metres.
13. Whilst it is the case that this 50% figure is guidance only it is considered that an increase of both floorspace and volume of over 100% of the original property is wholly unacceptable and would result in a building twice the size of the original dwelling altering the character of the original dwelling and creating a building which would be prominent from Shaw Lane and not in keeping with the smaller properties in the locality which is contrary to Local Plan Policies EN3 and HO19 of the Local Plan.
14. Whilst it is recognized that the applicants have attempted to create a traditional looking extension in terms of the types of materials to be used and features to be incorporated as part of a larger renovation of the entire property the sheer scale of the extension is unsympathetic to the existing building and is considered unacceptable.
15. The property is surrounded by residential properties to the north and south the nearest being Idylwild only approximately 6.2m to the south of the proposed extension and Astley House to the north. SPG2 states that

where a first floor extension with a new principal window is constructed the elevation should be at least 21m away from any facing neighbour's principal window to protect privacy and overlooking. At present there is a substantial and unusually high 2.5 m stone wall which screens views from side window of Idylwild to the existing property and would screen views to and from the new extension therefore there would not be overlooking between the two properties and the 21m recommended distance is not required in this instance, however; if this wall were to be removed and not replaced there would be overlooking therefore were the members minded to approve this application the Officer recommends that a condition be attached to ensure there is adequate screening between the two properties. It is not considered that the neighbouring garden of Idylwild would be overlooked given that the two windows with the potential for overlooking would be obscurely glazed being a bathroom and en-suite. The other closest neighbour to the north (Astley House) is a significant distance away therefore there would be no impacts upon their amenity.

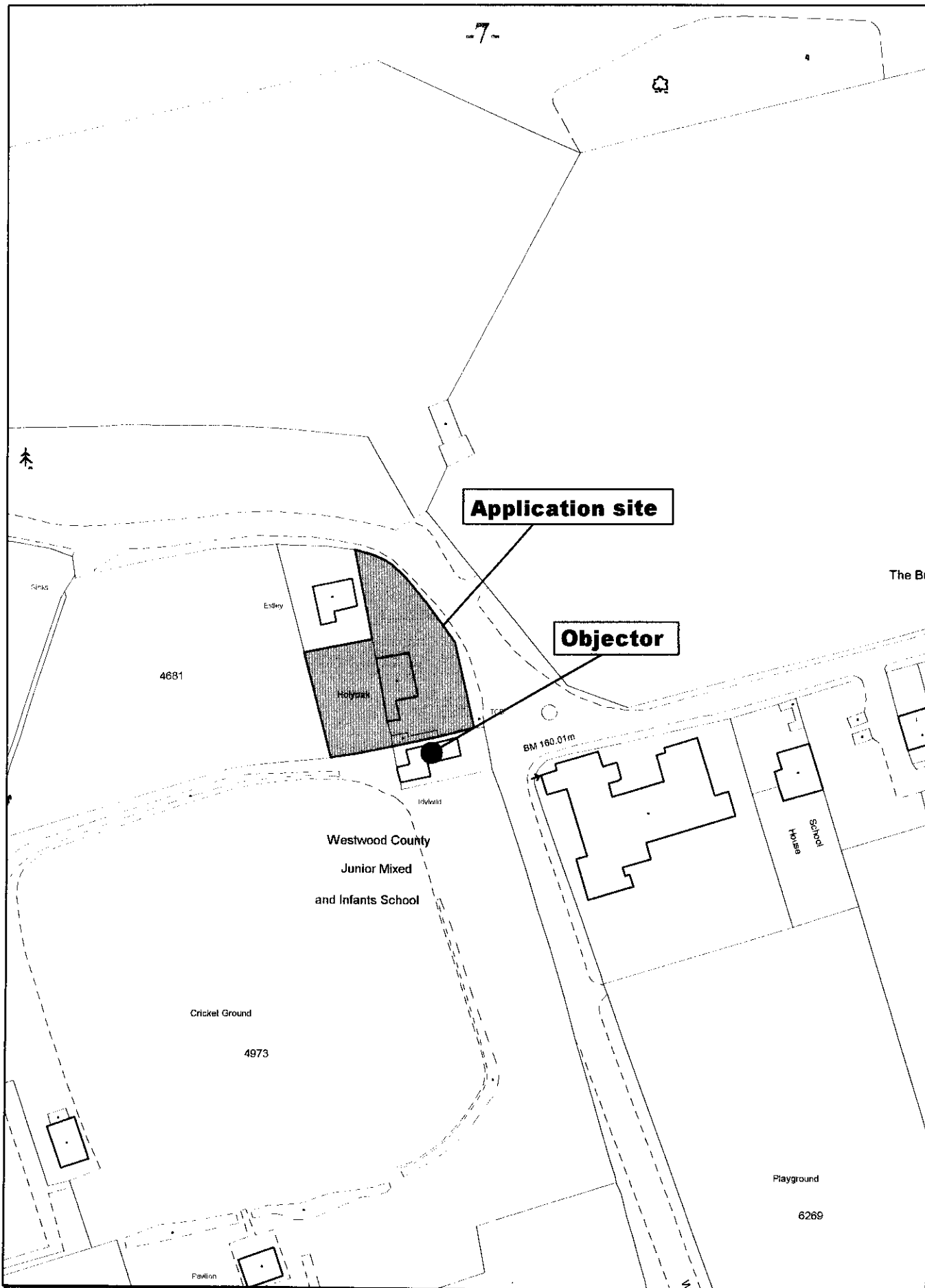
16. With regards to the proposed garage building, whilst this a large double garage it is not dissimilar in size to some existing run down outbuildings which are to be demolished and it considered to be well designed with a pitched roof and appropriate materials and is unobtrusively sited in relation to the existing houses in accordance with Local Plan Policy HO19 and SPG2. As this is a larger garage it would be appropriate in this instance that if members were minded to approve the garage to attach a condition to ensure that no trade or business use takes place from the garage. Whilst it is considered that this element of the proposal would be acceptable if it were being considered as a separate entity it would not be appropriate in this situation to grant planning permission for the garage given that the floorspace and cubic volume of this garage extension would be included in the 50% recommended extension allowance which could impede any future applications for extensions. This is because the garage would be within five metres of the dwelling and in planning terms it would be classed as an extension to the house. It is therefore recommended that Members refuse planning permission for both the two storey extension and the garage extension.

Recommendation

17. Refuse
18. The proposed extension is of an unacceptable size and scale for an extension in the countryside and is not considered to be in keeping with either the existing property or the surrounding character and is therefore contrary to policies EN3 and HO19 of the Derwentside Local Plan and SPG2.

Report Prepared by Louisa Fleming, Area Planning Officer.

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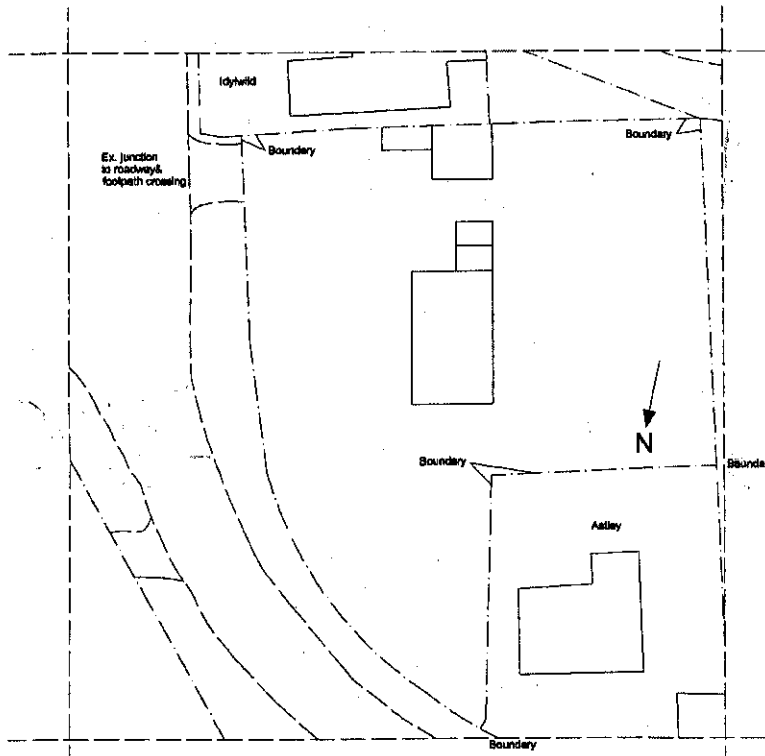


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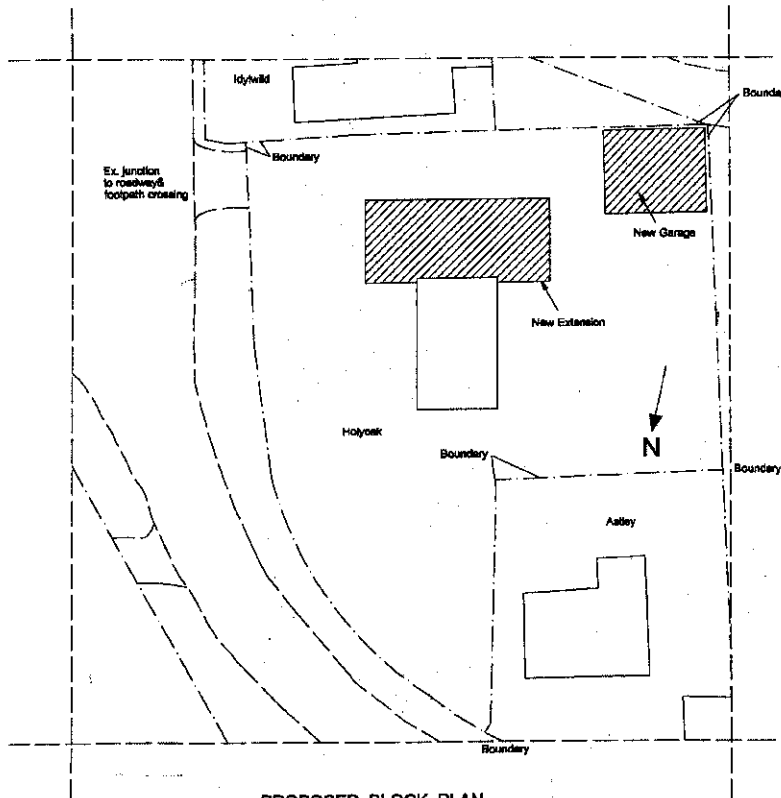
Erection of two storey rear extension and detached garage to rear Holyoak House High Westwood

07/208



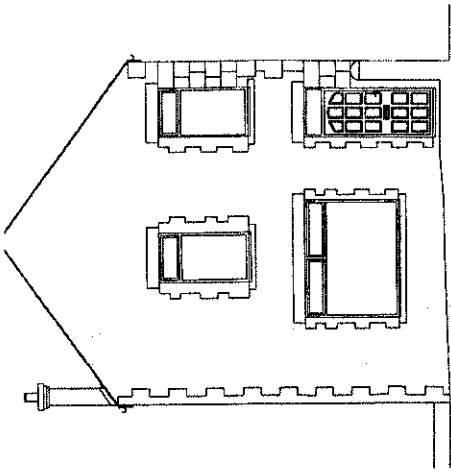


EXISTING BLOCK PLAN

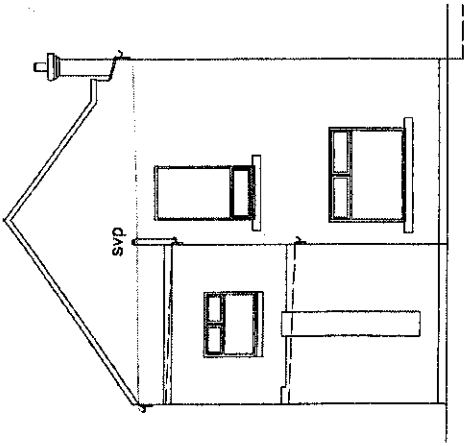


PROPOSED BLOCK PLAN

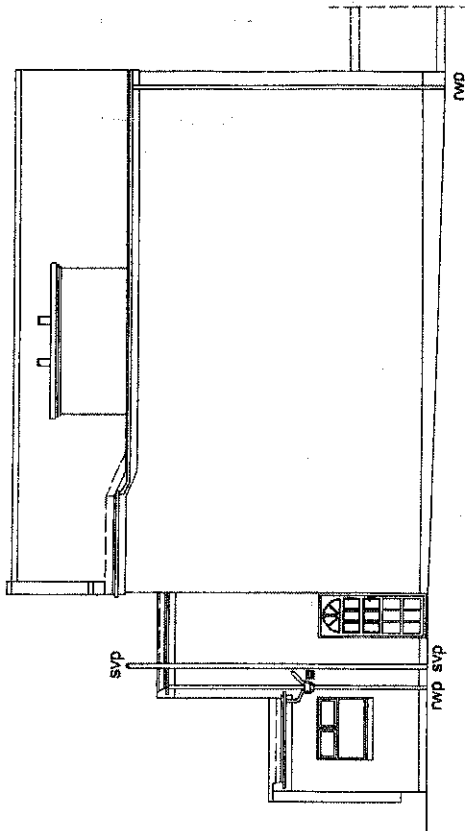
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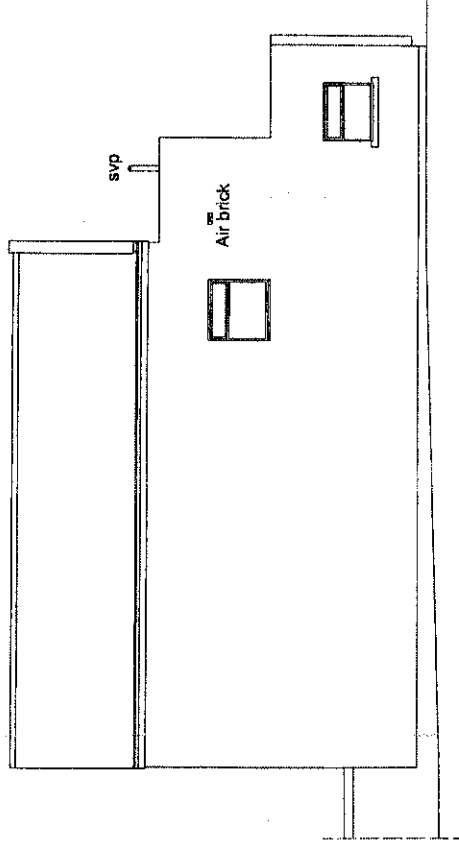
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

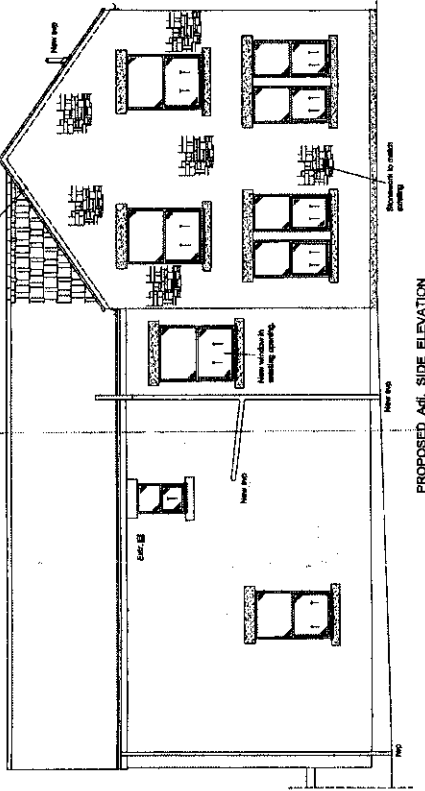
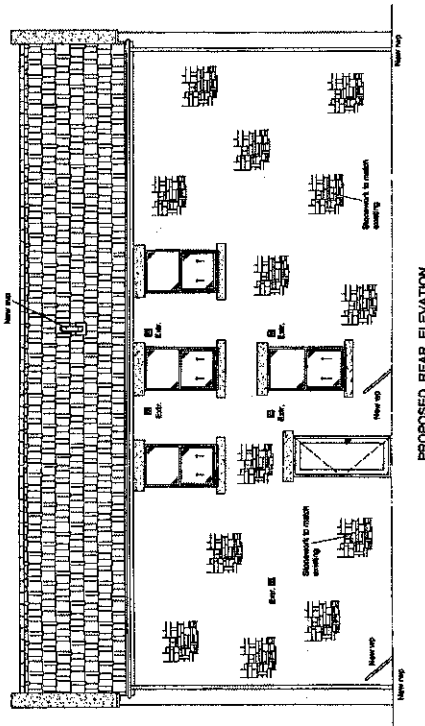
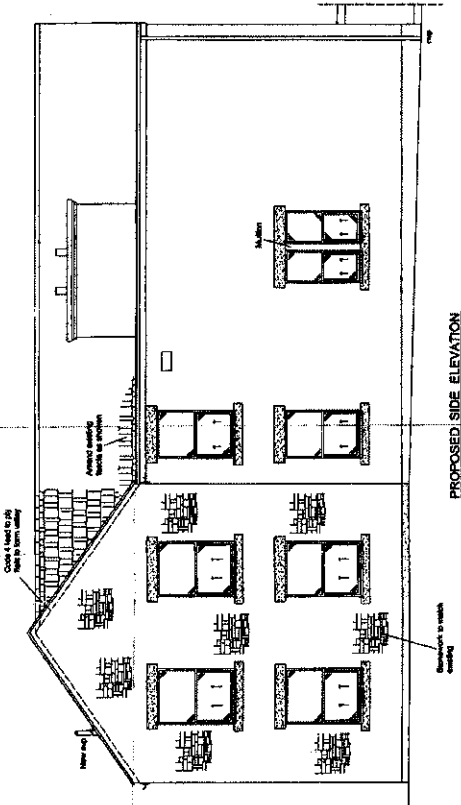
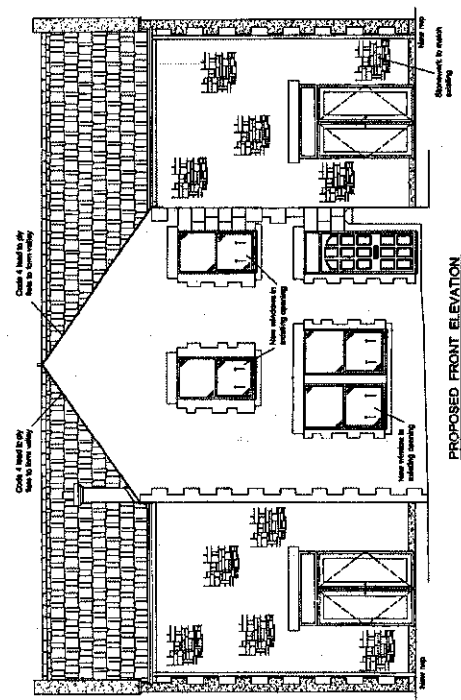
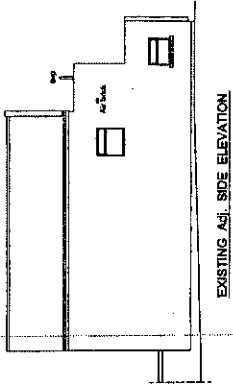
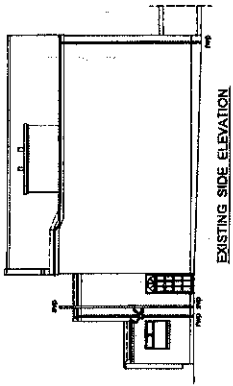
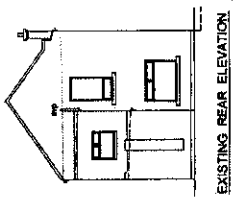
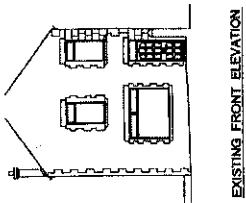


EXISTING SIDE ELEVATION

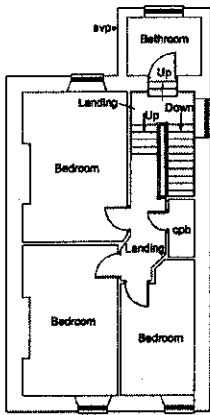
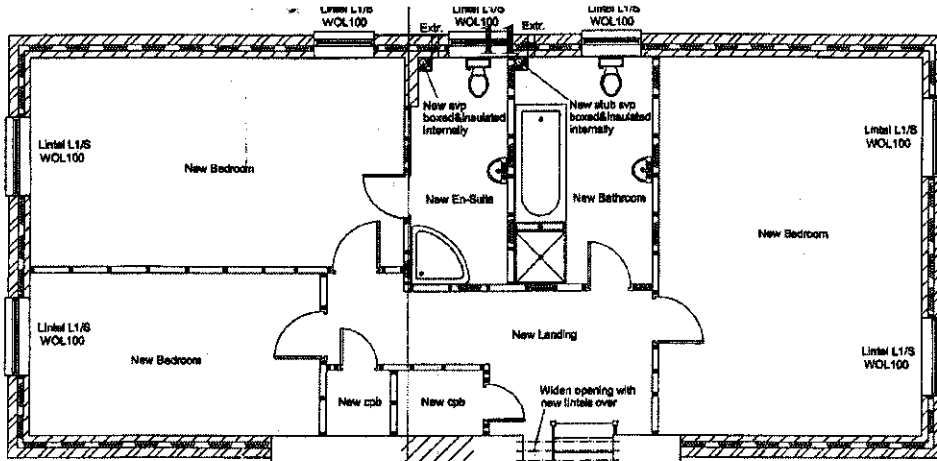


EXISTING Adj. SIDE ELEVATION

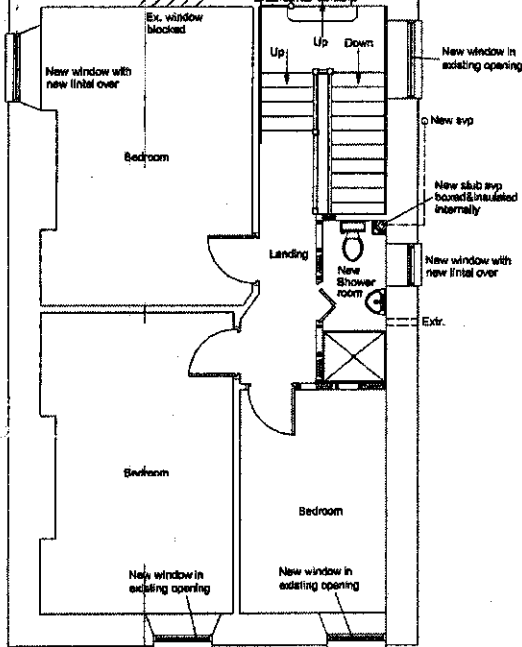
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 Holyoak House
 High Westwood
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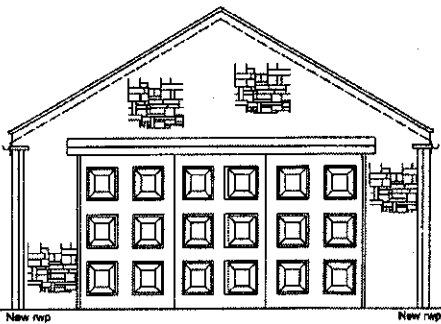
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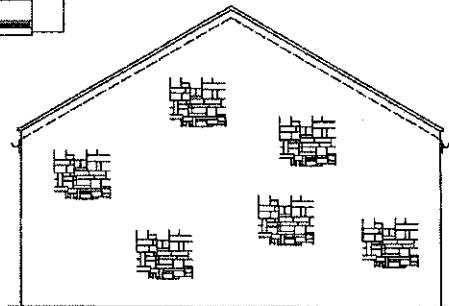
EXISTING FIRST FLOOR PLAN



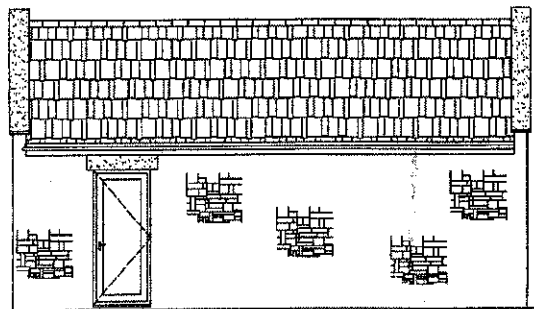
PROPOSED FIRST FLOOR PLAN



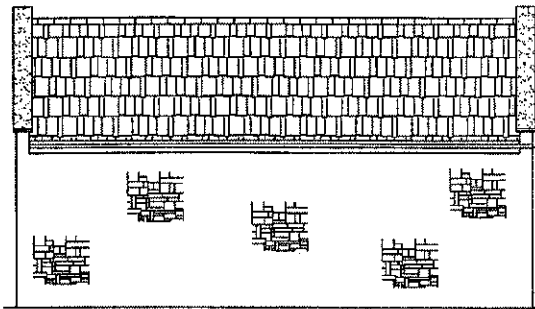
GARAGE - PROPOSED SIDE ELEVATION



GARAGE - PROPOSED Adj. SIDE ELEVATION



GARAGE - PROPOSED FRONT ELEVATION



GARAGE - PROPOSED REAR ELEVATION

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