

# Item no.

06/0092

## **PETERLEE (ACRE RIGG) – Proposed Two-Storey Side and Single-Storey Rear Extension at 23, Barsloan Grove, Peterlee for Mr and Mrs D Yorke**

This application is being reported to Panel as one of the applicants is a Council employee.

### **Planning History**

None

### **Consultations**

Parish Council: No observations

DCC Highways: No objections

Other: Neighbours have expressed concerns regarding access and loss of light.

### **Development Plan Policies**

#### *District of Easington Local Plan*

1	General Principles of Development
35	Design and Layout of Development
73	Extensions and/or Alterations to Dwellinghouses
Appendix 7	Extensions to Existing Dwellings

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### **Comment**

The application site relates to a small compact semi-detached property situated within the estate road of a residential area.

The front elevation of the property is north facing and its building line is approximately some 14.0m from the unclassified highway with a shared communal drive to accommodate vehicles with the adjacent neighbouring properties 24, 25 and 26, Barsloan Grove.

Planning permission is sought for the construction of a two-storey side extension and single-storey rear extension. The two-storey side extension would create an integral side garage and enlarged kitchen (in part) at ground floor level plus 2no additional bedrooms and relocated bathroom at first floor level. The single-storey rear extension would create the remainder of the enlarged kitchen.

The side extension would project 2.8m from the existing west facing gable elevation of the property and would measure the full depth of the property (approximately 8.0m) with a height of 8.8m above finished ground level to line through with the existing ridgeline of the original steeply pitched roof. The extension would be faced in facing brickwork and the roof would be covered with tiles complemented with 1no pitched roof dormer within the north facing front roofslope all to match existing.

The rear element of the two-storey side extension would project some 2.7m from the existing south facing rear elevation of the host dwelling and would measure 3.1m in width with a height of 6.8m above finished ground level to the ridge of the hipped roof. In effect, the extension would line through and abut the proposed single-storey rear extension.

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The rear extension would project 2.7m from the existing south facing rear elevation of the property and will measure 3.6m in width with a height of 3.5m above finished ground level to the highest point of the lean-to mono-pitched roof. The extension would be faced in facing brickwork and the roof would be covered with tiles all to match existing.

The Council does not contest the introduction of a two-storey side extension nor the single-storey rear extension in principle.

However, the Council seek to resist extensions contrary to the intentions of the Adopted Local Plan and which in turn it considers to have an adverse and detrimental impact upon the neighbours, street scene and wider setting.

By virtue of its design, footprint, scale and in turn its overall massing it is considered the two-storey side extension would adversely and unduly harm the level of residential amenity from which the adjacent neighbouring property, No. 24 Barsloan Grove, currently benefits. Indeed, it is considered the two-storey side extension would have an oppressive and overbearing impact particularly internally within the ground and first floor living accommodation and also externally within the front garden curtilage.

It is considered the proximity of the west facing gable elevation of the two-storey rear extension to within 7.0m of the front elevation of the adjacent neighbouring property 24, Barsloan Grove would result in an oppressive and overbearing impact to such an extent that warrants refusal of this planning application.

Accordingly, it is considered the proposed development would have an adverse and detrimental impact upon the amenities of the neighbouring property and is thus unacceptable.

**Recommend** refusal for the following reason(s):

The proposed development by virtue of its design, footprint, scale and in turn its overall massing would adversely effect the amenities of the adjacent residents in terms of visual intrusion and overbearing impact contrary to Policies 1, 35, 73 and Appendix 7 of the District of Easington Local Plan.

## **Reason for Recommendation**

The proposal is considered to be contrary to the intentions of Policies 1, 35, 73 and Appendix 7 of the District of Easington Adopted Local Plan: Adopted December 2001

**Decision Time** Over 8 weeks – due to reporting to Panel.