

# Planning Services

## COMMITTEE REPORT

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### APPLICATION DETAILS

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APPLICATION NO: 7/2011/0011/DM  
FULL APPLICATION DESCRIPTION: ENCLOSURE OF EXISTING OPEN PORCH  
NAME OF APPLICANT: MR BARRY BLEWITT  
ADDRESS: 29 PRIMROSE DRIVE SHILDON CO DURHAM  
ELECTORAL DIVISION: Shildon West  
CASE OFFICER: David Gibson  
Tel. 01388 816166  
Email. David.gibson@durham.gov.uk

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### DESCRIPTION OF THE SITE AND PROPOSALS

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1. The application site is a modern detached property at Shildon.
  2. No. 27 Primrose Drive lies to the west of the site while No. 31 Primrose Drive lies to the east of the application site. This property benefits from an average sized front and rear garden.
  3. The proposed development will involve the creation of a small enclosed porch measuring 1.3m x 1.2m by infilling an existing canopy to the front of the property which stands to the side of the existing garage. The proposed walls will be constructed in matching brickwork.
  4. Due to the minor nature of the development the scheme would generally be exempt from the need for planning consent. However, these Permitted Development Rights were removed when the estate was granted planning permission in 2005. (App. Ref. no. 7/2005/0351/DM).
  5. This application has been reported to Committee as the applicant is employed within the Council's Regeneration and Economic Development Directorate.
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### PLANNING HISTORY

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6. This Council's planning records show no recent planning history for the site since the property was constructed.

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## **PLANNING POLICY**

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### **7. National Policy**

**Planning Policy Statement 1 (*Delivering Sustainable Development*)** sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

### **8. Local Plan Policy: Sedgefield Borough Local Plan**

**Policy D1 (*General principles for the layout and design of new developments*)** – Principles for the Layout and Design of New Developments requires the layout and design of all new developments to take account of the site's relationship to the adjacent land uses and activities.

**Sedgefield Borough Council Residential Extensions Supplementary Planning Document (RESPD)** gives more detailed advice regarding the design of residential extensions.

*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 [www.durham.gov.uk](http://www.durham.gov.uk)*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **9. EXTERNAL /STATUTORY RESPONSE**

**Shildon Town Council** – No comment received.

### **10. INTERNAL CONSULTEES**

N/A

### **11. PUBLIC RESPONSES**

This planning application has been advertised via direct neighbour notification. No objections have been received with regards to the scheme.

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## **APPLICANT'S STATEMENT**

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12. No supporting statement has been submitted as part of the application

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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13. In assessing the proposals against the requirements of the aforementioned planning policies, and having regard to all material planning considerations the main planning considerations in this case concern the impacts on the neighbouring properties and the impact of the development on the surrounding environment.
14. The Residential Extension Supplementary Planning Document gives detailed advice regarding the design of residential extensions and emphasises the need for good design which does not have an adverse impact on the host property or the wider streetscene.

15. Policy H15 of the Sedgefield Borough Council Local Plan states that extensions to dwellings will normally be approved provided that the proposals are of a scale and design compatible with the property and there is no adverse affect on the amenity and privacy of surrounding properties.

**(A) Impact on amenity and privacy**

16. The proposed development will measure 1.3m x 1.2m and will not project further forward than the existing roofline of the canopy. The proposal will have a small window in the side elevation whilst the door in the front elevation will replicate the views from the existing property.

17. It is considered that due to the minor nature of the development, the proposal will not have a negative impact on the privacy or amenity of the neighbouring properties.

**(B) Impact on character of the area**

18. General guidance in Policy H15 states that extensions to dwellings will normally be approved provided that the proposals are of a scale and design compatible with the host property.

19. This development will be created from materials that match the existing property and will not bring the building line of the existing canopy any further forward towards the road. The development is therefore considered to accord with this element of Policy H15 and will not impact on the character of the street.

**( C) Highway safety**

20. This development will not have an impact on parking provision.

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**CONCLUSION**

21. In conclusion, it is considered that the development accords with Policy H15 of the Sedgefield Borough Council Adopted Local Plan and the policies contained within the RESPD in that the development will not have an adverse impact on the character of the host property or the surrounding area and would not detrimentally affect residential amenity.

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**22. RECOMMENDATION**

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That the application be APPROVED subject to the following conditions

1. The development hereby approved shall be begun not later than the expiration of 3 years from the date of this permission.
  2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
DCC001  
DCC002
  3. Notwithstanding the details shown on the submitted application, the external building materials to be used shall match the existing building in terms of colour, texture and size.
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## **REASONS FOR THE RECOMMENDATION**

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In the opinion of the Local Planning Authority the proposed development is considered to accord with Policy H15 of the Sedgefield Borough Local Plan and the policies contained within the RESPD.

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## **BACKGROUND PAPERS**

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- Submitted Application Forms and Plans
  - Planning Policy Statement PPS1 and Sedgefield Borough Local Plan 1996
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