

Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	PL/5/2012/0039
FULL APPLICATION DESCRIPTION	FRONT & REAR TWO STOREY EXTENSIONS
NAME OF APPLICANT SITE ADDRESS	MR G FALLOW 51 OCEAN VIEW, BLACKHALL TS27 4DA
ELECTORAL DIVISION CASE OFFICER	Blackhall Laura Martin 03000261960 dmcentraleast@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

Site:

1. The application site relates to a semi-detached property situated on the estate road of a residential area. The front elevation of the property is east facing and is approximately 13 metres from the public highway. To the rear of the site is a large garden, which is surrounded by a 1.8 metre high timber boarded fence. The property currently benefits from a 3.4 metre long single storey rear extension, which would be removed as part of the application.

Proposal:

2. Full planning permission is sought for the erection of front and rear two-storey extensions at the site. The proposed front extension would measure 4.2 metres square and would be constructed with a hipped roof set at a lower level than the existing ridge height. Contained within this front section would be a third bedroom at first floor level and at ground floor level a utility room.
3. To the rear of the site the extension would measure 5.2 metres square and again would be constructed with a tiled hipped pitched roof. This would however be set at the height of the existing ridge at 7.1 metres. Contained within this section would be a new lounge at ground floor level and due to the reconfiguration of the first floor with the relocation of the bathroom to the first floor, the second bedroom would be at first floor level.
4. The application is brought before members of the planning committee at the request of Councillor Robert Crute due to the wider visual impact of the proposed development.

PLANNING HISTORY

None relevant to the application.

PLANNING POLICY

NATIONAL POLICY:

5. National Planning Policy Framework

On March 27th 2012 the Government published the National Planning Policy Framework (NPPF). The framework is based on the policy of sustainable development and establishes a presumption in favour of sustainable development. Three main dimensions to sustainable development are described; economic, social and environmental factors. The presumption is detailed as being a golden thread running through both the plan-making and decision-taking process. This means that where local plans are not up-to-date, or not a clear basis for decisions, development should be allowed. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Planning Policy Statements and Planning Policy Guidance Notes are cancelled as a result of the NPPF coming into force. The Regional Spatial Strategy remains part of the Development Plan until it is abolished by Order using powers within the Localism Act.

*The above represents a summary of the NPPF considered most relevant the full text may be accessed at:
<http://www.communities.gov.uk/publications/planningandbuilding/letternppf>*

REGIONAL PLAN POLICY:

6. *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.*
7. In July 2010 the Local Government Secretary signalled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS.

LOCAL PLAN POLICY:

8. District of Easington Local Plan
9. 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.

10. 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.
11. 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.durham.gov.uk/Pages/Service.aspx?ServiceId=7534>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

12. Parish Council- No response received

INTERNAL CONSULTEE RESPONSES:

13. Highway Section- Raises no objections

PUBLIC RESPONSES:

14. 6 letters of notification were sent to neighbouring properties within the area. No letters of representation have been received in respect of the above development.

APPLICANTS STATEMENT:

15. The reasons that I would like to give in support of a favourable decision are varied. They are based on Social, Planning, Regenerative and other grounds. I feel they would be better understood if they were conveyed verbally by myself or my representative at the Planning Meeting.

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=117457>

PLANNING CONSIDERATION AND ASSESSMENT

16. The main planning considerations in the determination of the application are:-
 - Impact upon residential amenity
 - Impact upon visual amenity

Impact upon residential amenity

17. Appendix 7 of the Local Plan provides design guidance on extensions to existing dwellings, and states that two-storey rear extensions have to be considered upon their own merits. The rear extension would be set in from the shared boundary of the adjoining property, No. 52 Ocean View, by 2.1 metres. However, due to the overall projection of this section at 5.1 metres it would have an over bearing and visually obtrusive impact upon No. 52 to the south. It would also have a similar adverse impact on No. 50 Ocean View to the north, as it would project some 7 metres beyond their original rear elevation and would be located only 1 metre from their shared boundary. In addition due to the projection of the rear two-storey element it is considered that overshadowing would occur to both adjacent properties.
18. In respect of the front extension Appendix 7 of the Local Plan states that front extensions to existing dwellings should not project more than 1.5 metres forward from the existing building. A single storey front extension is proposed on the boundary with the adjoining property, No. 52. This has a projection of 1.5 metres and as such there are no amenity issues raised with this element of the works and it is in compliance with the guidance contained within the Local Plan.
19. A two-storey extension is also proposed to the front, adjacent to the single storey extension at the other side of the property. Appendix 7 of the Local Plan again states that two-storey front extensions will be considered on their merits. Whilst in this case it is acknowledged that No 51 Ocean View is set back from the neighbouring properties to the north, it is considered that this stepped arrangement is a feature of the streetscape. A substantial increase in the projection of the front of the property, as is proposed at 4.2 metres, would not only harm the wider setting of the extension but would also adversely impact upon the neighbouring property to the north, No. 50 Ocean View, by means of over shadowing and loss of light. In addition Appendix 7 states that front extensions should be sympathetic in scale and character to the building itself and the area generally. It is considered that the front extension is out of proportion with the host dwelling and does not respect the appearance of the property. Whilst it is also acknowledged that there are other properties within the street where there is a forward projection relative to an adjacent property, these are part of the original design rather than substantial additions as would be the case here.

Impact upon visual amenity

20. Durham County Council will seek to resist an extension contrary to the intentions of the Adopted Local Plan and which it considers to have an adverse and detrimental impact upon the amenities of the surrounding area.
21. Policy 73: Extensions and/or alterations to Dwelling houses and in particular part ii) states that a proposal will only be approved if it is in keeping with the scale and character of the building itself and the area generally in terms of site coverage, height, roof style, detailed design and materials. In this respect the proposed development would increase the size of the host dwelling by more than 100% and as such would not be classified as subordinate to the existing property. Whilst it is noted that the property is located on a substantial plot the proposed size and massing of the development creates an over dominant and oppressive feature on the host

dwelling and as such is considered to be out of scale and context with its surroundings.

22. Policy 35: Impact of Development states that extensions to existing buildings should also be designed to reflect the scale and character of adjacent buildings and the area generally. The proposal by virtue of its size and massing would create an excessive form of development within the area and as such does not reflect the local vernacular, therefore being out of character with adjacent dwellings contrary to the intentions of Policy 35.
23. By way of additional information, the Case Officer has carried out several pre-application discussions with the applicant and has advised that an application of this size and design would be strongly resisted by the authority. The applicant as part of the application process has also been invited to consider amending the current planning application, but has declined to do so.

CONCLUSION

24. To conclude, it is considered that the extensions would result in an excessive development resulting in adverse visual and residential amenity from its scale and massing, to such an extent that warrant refusal of this application. It is considered that the proposals would have a significant adverse effect on the amenities of adjacent residents in terms of visual intrusion, overbearing appearance and overshadowing. Furthermore, the proposals would adversely impact on the appearance of the host property and the street scene in general.

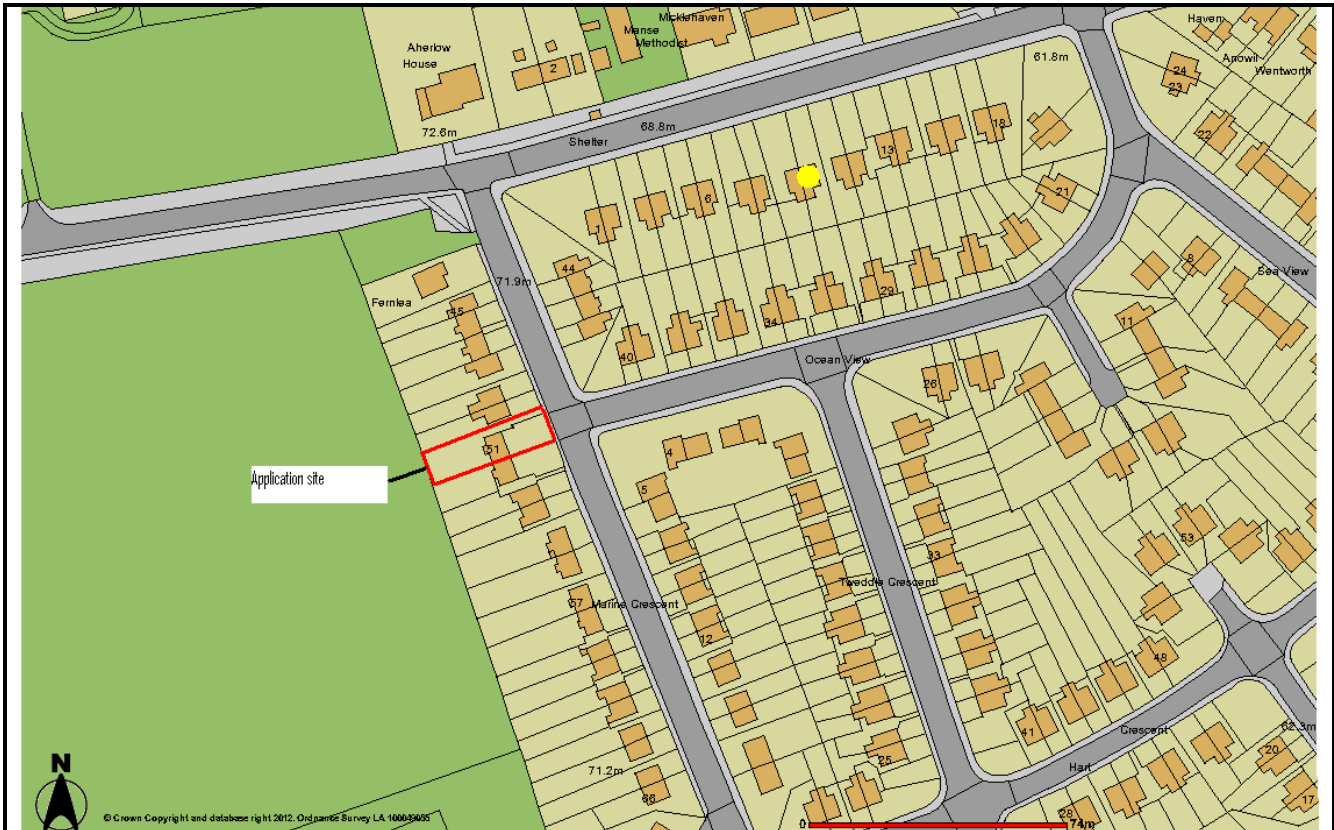
RECOMMENDATION

That the application be **REFUSED** for the following reason:

The proposal, by virtue of its design, scale, massing and location represents an excessive form of development that is not in keeping with the scale and character of the host dwelling and would be visually obtrusive, adversely affecting the character and appearance of the property and its immediate surroundings and having a seriously detrimental impact on the amenities of adjacent residential properties in terms of visual intrusion, overbearing appearance and overshadowing. As such, the proposal is contrary to Policies 1, 35 and 73 of the District of Easington Local Plan.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
- District of Easington Local Plan 2001
- National Planning Policy Framework
- Consultation Responses



Planning Services

Proposed FRONT & REAR TWO STOREY EXTENSIONS at 51 OCEAN VIEW, BLACKHALL, TS27 4DA PL/5/2012/0039

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Comments

Date 8 May 2012

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