

# Planning Services

## COMMITTEE REPORT

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### APPLICATION DETAILS

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**APPLICATION NO:** 3/2011/0025

**FULL APPLICATION DESCRIPTION:** SINGLE STOREY EXTENSION TO REAR AND DOUBLE GARAGE TO ADJOINING LAND

**NAME OF APPLICANT:** MR JOHN WILSON

**ADDRESS:** 1 DURHAM ROAD, WOLSINGHAM, BISHOP AUCKLAND, DL13 3JB

**ELECTORAL DIVISION:** WEARDALE

**CASE OFFICER:** Paul Martinson  
paul.martinson@durham.gov.uk  
01388 761621

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### 1.0 DESCRIPTION OF THE SITE AND PROPOSALS

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- 1.1 This application is brought to Committee following receipt of comments from Wolsingham Parish Council who object on the grounds that the proposed double garage would restrict an already difficult access for other users and emergency vehicles.
- 1.2 **Context**
- 1.3 The application site is an end terraced property located to the west of a terrace of 20 dwellings located to the east of Wolsingham on the north side of the A689, the main road into Wolsingham from Crook. The property is of stone construction and has a relatively large front garden with an access road serving the rear of the terrace running along the western boundary of the site. Immediately to the rear of the property is an enclosed rear yard area which is served by the access road. Each of the dwellings in the terrace has an area of amenity space located to the north of the access road, the majority of which have constructed a garage over this area. The amenity area serving the application site is currently open and laid to grass.
- 1.4 **Proposal**
- 1.5 The application seeks planning permission for the erection of a single storey extension to the rear of the dwelling and the construction of a detached garage to the north of the existing access road at no. 1 Durham Road, Wolsingham. The proposed extension would project out by approximately 4m into the rear yard area and be constructed
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adjacent to the western boundary with the access road. The roof would be pitched and would be finished with slates whilst the external walls of the extension would be faced with random natural stone. A door and 2 no. small UPVC windows would be installed in the east elevation. The proposed double garage would measure 5.3m x 5.3m and would have a roller shutter door installed in the south elevation adjacent to the access road. The roof would be finished with sheet metal.

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## **2.0 PLANNING HISTORY**

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2.1 There is no planning history associated with this property.

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## **3.0 PLANNING POLICY**

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### **3.1 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. The key principles include:
  - protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
  - ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
  - ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities in locations with good access to jobs and key services for all members of the community.

### **3.4 REGIONAL POLICY:**

3.5 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. There are no RSS Policies directly relevant to the consideration of this application.

### **3.6 LOCAL PLAN POLICY:**

3.7 The following policies of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007 are relevant to the consideration of this application:

3.8 **Policy GD1 (General Development Criteria):** All new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.

3.9 **Policy H25 (Residential Extensions):** Extensions to existing dwellings will be approved provided they accord with the criteria set out in the local plan.

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### **3.10 Policy T1 (General Policy – Highways):**

All developments which generate additional traffic will be required to fulfil Policy GD1 and :

- i) provide adequate access to the developments;
- ii) not exceed the capacity of the local road network; and
- iii) be capable of access by public transport networks.

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*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.planningportal.gov.uk/england/government/en/1020432881271.html> for national policies; <http://www2.sedgefield.gov.uk/planning/WVCindex.htm> for Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.*

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## **4.0 CONSULTATION AND PUBLICITY RESPONSES**

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### **4.1 STATUTORY RESPONSES:**

4.2 Highway Authority: No objections.

4.3 Wolsingham Parish Council: Wolsingham Parish Council at their monthly meeting wish to object to the development of the double garage to the rear of the property only (not the single storey extension). This is because there is limited space to gain access to the rest of the street, especially for refuse vehicles and emergency vehicles. To build a double garage would exacerbate an already difficult access for other users and emergency vehicles.

### **4.4 INTERNAL CONSULTEE RESPONSES:**

4.5 None.

4.6 **PUBLIC RESPONSES:** Occupiers of the surrounding properties have been notified in writing and a site notice was also posted. No letters of representation have been received.

## **5.0 APPLICANT'S STATEMENT**

5.1 "The extension will be single storey with a pitched roof. Wall structure will be constructed from random stone, to be agreed by the planning authority in advance of the commencement of the works, this will be complemented by the use of decorative key stones to the north elevation. The roof structure will be covered in slate tiles to match the existing.

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5.2 The garage will be located to the rear of the property along a strip of land which has a number of garages for neighbouring properties. The garage would be of a block construction, finished with render and painted cream. The roof will be finished using sheet metal to match others in the area and to keep the pitch to a minimum. Guttering and downpipe will be in black UPVC.

5.3 Both the garage and extension have been designed to blend seamlessly into the surrounding and immediate area through the use of random stone and tiles for the extension and a render finish to the garage. The overall appearance of the two structures will be at one with the area."

5.4 The applicant has also confirmed that the refuse vehicle reverses up the access road from the main road to a vacant piece of land that enables the vehicle to turn around and drive down the remainder of the street.

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## **6.0 PLANNING CONSIDERATIONS AND ASSESSMENT**

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6.1 The key issues for consideration are:

- Residential Amenity
- Impact on the Character and Appearance of the Surrounding Area
- Highway Issues

6.2 Residential Amenity

6.3 The application site is an end terraced house in a terrace of 20 no. properties. The single storey extension would be sited in the rear yard adjacent to the western boundary and as such would be sited away from the attached dwelling, no. 2. As such it is not considered that the proposal would lead to an overbearing impact. The rear yard areas to the properties on this terrace are open with unrestricted views gained from the back lane. As the windows in the extension would serve a utility room and a toilet, it is not considered that the proposal would result in a significant level of overlooking of the neighbouring yard area. Furthermore the majority of the useable curtilage serving these properties is located to the front of the properties. It is therefore concluded that the proposal would not be detrimental to the privacy of the neighbouring residential properties. The proposed garage would be sited to the north of the access road and away from the dwellings on the street. As such it is not considered that this would have an impact on residential amenity. The proposed extension would utilise approximately 50% of the rear yard area, however the majority of the amenity space serving this property is located to the front (south) of the dwelling and as such it is not considered that the proposal would result in a significant reduction in the area of curtilage serving the application site. As such it is considered that the proposal would not harm residential amenity and would therefore comply with policies GD1 and H25 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.

6.4 Impact on the Character and Appearance of the Surrounding Area

6.5 The proposed extension would be faced with natural stone to match the existing dwelling whilst the roof would be finished with slates. The proposal would be relatively small scale and as such would be considered to be subordinate to the existing dwelling. A number of extensions have been carried out to the rear of the properties on this terrace and as such it is not considered that the proposal would harm the character or appearance of the surrounding area. The proposed garage would be sited on a vacant parcel of land to the north of the existing access road. There are similar garages already in place at the adjacent 3 properties and at approximately half of the properties on the terrace. The garage would not be prominent from the main road and as such it is not considered that the proposal would harm the character or appearance of the surrounding area. The proposal would therefore comply with policies GD1 and H25 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.

6.6 Highway Issues

6.7 The proposed garage would be sited on an open parcel of land alongside the existing garage serving the neighbouring property. The garage would not project further forward than the existing garage and would be of a similar size. The parish council

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have objected to the proposal because it would create access problems along the already restricted back lane particularly for refuse and emergency vehicles. The Highway Authority has no objections to the proposal as approximately half of the other properties on the street have garages whilst the rear access road is not adopted highway. The applicant has confirmed that refuse vehicles would normally reverse into the access road from the main road up to a rough patch of ground located to the west of the application site that serves as a turning head. The vehicle would then drive forwards along the back lane and reverse back to the turning area. There is no evidence of any vehicular traffic over the site of the proposed garage. It is therefore considered that the proposed garage would not exacerbate the accessibility problems that are currently being experienced along the back lane and as such it is considered that the proposal would not be detrimental to highway safety. The proposal would therefore comply with policies GD1 and T1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.

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## **7.0 CONCLUSION**

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- 7.1 The proposed extension would be sited away from the neighbouring properties and would not result in an overbearing impact and would not be detrimental to the privacy of the neighbouring properties. The proposed garage would be located a sufficient distance away from neighbouring properties. Sufficient amenity space at the applicant's property would remain. The proposal would therefore not harm residential amenity.
- 7.2 The proposed extension would be in keeping with the existing property in terms of materials and scale. The garage would not be prominent from the highway and as such the proposal would not harm the character or appearance of the surrounding area.
- 7.3 The proposed garage would not create accessibility problems along the back lane as there is sufficient space to manoeuvre past the application site. The proposal would therefore not harm highway safety.

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## **8.0 RECOMMENDATION**

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### **8.1 That the application be APPROVED subject to the following conditions:**

#### **Conditions:**

1. The development hereby approved shall be carried out in strict accordance with the following approved plans:

<b>Plan Ref No.</b>	<b>Description</b>	<b>Date Received</b>
	Site Location Plan	26/01/2011
1	Proposed Floor Plan	26/01/2011
2	Proposed Elevations	26/01/2011
3	Proposed Elevations	26/01/2011
4	Proposed Block Plan	26/01/2011

2. Notwithstanding the details shown on the submitted application, the external building materials to be used for the extension hereby approved shall match the existing building in terms of colour, texture and size.

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**Reasons:**

1. To define the consent and ensure that a satisfactory form of development is obtained.
2. In the interests of the appearance of the area and to comply with policies GD1 and 25 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

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**9.0 REASONS FOR THE RECOMMENDATION**

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- 9.1 The proposed extension and garage would comply with policies GD1, H25 and T1 for the following reasons:
1. The proposal would not be detrimental to residential amenity.
  2. The proposal would not harm the character or appearance of the surrounding area.
  3. The proposal would not be detrimental to highway safety.

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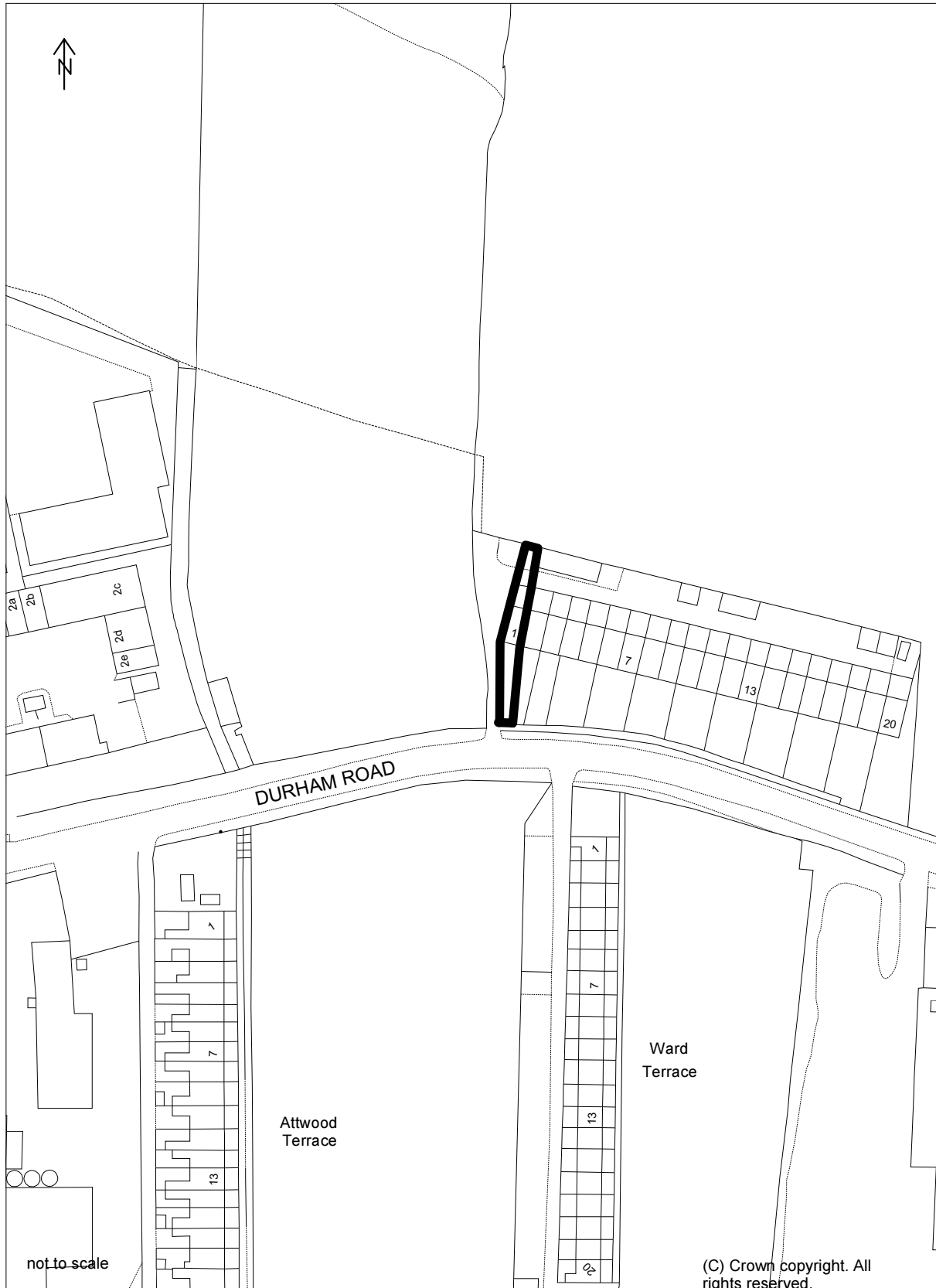
**BACKGROUND PAPERS**

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- Submitted Application Forms and Plans
- Design and Access Statement
- Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007
- Planning Policy Statements/Guidance, PPS1, PPS9
- Consultation Responses
- Public Consultation Responses



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