



Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2010/0278/DM
FULL APPLICATION DESCRIPTION:	Erection of two storey extension to rear & alterations to roof at front (retrospective) 13 Gordon Lane, Ramshaw
NAME OF APPLICANT:	Mr David Emery
ADDRESS:	13 Gordon Lane Ramshaw Bishop Auckland Co Durham DL14 0NL
ELECTORAL DIVISION:	Evenwood
CASE OFFICER:	Adam Williamson Planning Officer 01388 761970 Adam.williamson@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

This application is reported to committee because of a Parish Council objection.

The application site consists of a mid terraced property located on Gordon Lane, Ramshaw. The dwellings are 1.5 storeys in height, with the first floor windows recessed into the roofline. The dwellings are constructed from natural stone to the front and rendered to the rear with concrete tiled roofs. Adjoining the application site to the south is a former chapel, whilst adjoining the site to the north are residential properties. The dwellings along Gordon Lane have small yards to the rear, along with detached gardens to the east.

Retrospective planning permission is requested for the erection of a two storey extension to the rear of the dwelling and to alter the dwelling to a full 2 storeys at the above address.

The two storey extension to the rear of the dwelling measures 3 metres in length by 4.8 metres in width, 5.4 metres to the eaves and 7.9 metres to the highest point. The extension has been constructed from natural stone with concrete tiles for the roof to match the existing dwelling.

The works to the first floor to the front of the dwelling have increased the eaves of the dwelling from 4.1 metres to 5.2 metres in height. The ridge of the property has been increased from 7.5 metres to 8 metres in height.

PLANNING HISTORY

6/2009/0411/DM Erection of two storey extension to rear & alterations to roof at front.
Approved 25.02.2010

PLANNING POLICY

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.

REGIONAL POLICY:

None relevant

Local Plan Policy:

GD1 General Development Criteria: Sets out the General Development Criteria against which applications are determined.

H11 Residential Extensions: Sets out the criteria which extensions and alterations to existing dwellings should adhere to.

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 ([link to webpage](#))

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

Evenwood Parish Council: Object to the proposal as:

- This is more than 10% larger than the main house
- The roof is higher than the Chapel and there are concerns that this building is encroaching onto vacant land of the historic chapel.
- Concerns over windows overlooking the Chapel ground.
- The extension will further reduce the light and quality of life of the next door house.

INTERNAL CONSULTEE RESPONSES:

None

PUBLIC RESPONSES:

Occupiers of neighbouring properties have been notified in writing and a site notice has also been posted.

No letters of objection/ observation have been received.

APPLICANT'S STATEMENT

The applicant has chosen not to make a statement

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://teesdale.planning-register.co.uk/>). Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below

PLANNING CONSIDERATIONS AND ASSESSMENT

The issues for consideration are:

- Principle of development
- Design and External Appearance
- Residential Amenity

Principle of Development

The application site seeks retrospective planning permission for a two storey extension to the rear and an increase in height of the main dwelling to provide useable roofspace. The works have been carried out within the curtilage of the property, and in principle the proposed alterations are acceptable. The principle of development accords with policies GD1 and H11 of the Teesdale District Local Plan.

Design and External Appearance

The increase in the height of the eaves and ridge to the front of the property is in keeping with the surrounding area as some properties have already undergone this alteration, and as such the scheme respects the character of neighbouring properties and does not appear unduly prominent within the street scene.

The extension to the rear of the property has been built abutting the common boundary with 14 Gordon Lane. The extension projects 3 metres from the rear of the property. The extensions to the property have resulted in an increased floorspace of approximately 22.5 square metres, or an increase of 26%. This level of extension is considered to be acceptable, and appears subordinate to the original dwelling. There are other similar sized and designed extensions within this locality and it is therefore considered that the proposals would be generally in-keeping with the character and appearance of the area in accordance with Policies GD1 and H11 of the Teesdale District Local Plan.

The extensions have been constructed from materials to match the host dwelling, and are appropriate in terms of scale, proportions, fenestration details and mass. The proposal is in accordance with Policies GD1 and H11 of the Teesdale District Local Plan.

Residential Amenity

The extension has been constructed on the eastern elevation of the terrace and therefore any shadow would be cast to the north. A daylight and sunlight assessment has been undertaken and has demonstrated that this would however only be for a short period of time in the morning. This, coupled with an acceptable projection of just 3 metres, has not resulted in an unacceptable level of overshadowing for the neighbour to the north. It is therefore considered that the proposals would be generally in-keeping with the character and

appearance of the area. Given this it is considered that the overshadowing impact that the extension will cause is not sufficient to warrant a refusal in this case.

The proposal is in accordance with Policies GD1 and H11 of the Teesdale District Local Plan.

CONCLUSION

In summary, the building is situated adjacent the settlement limits for Ramshaw, where the principle of a residential extension is acceptable subject to protecting the amenity of neighbouring occupiers, and residential amenity.

It is not considered that there are any reasons which would form sound material planning grounds for the refusal of this application.

The objection from the Parish Council has been given due consideration, however the main planning issues in respect of the principle, design, and the protection of amenity have been discussed within this report and found on balance not to warrant refusal of the application.

The proposals are considered to accord with both local and national planning policy; as such the application is recommended for approval.

RECOMMENDATION

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

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

Plan Ref No.	Description	Date Received
	Red line plan	14.12.2010
03	Proposed elevations	06.01.2011
04	Proposed floor plan/ sections	06.01.2011
05	Proposed roof plan	06.01.2011

Reasons:

1. To define the consent and ensure that a satisfactory form of development is obtained.
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REASONS FOR THE RECOMMENDATION

The recommendation to grant permission has been made having regard to the policies and proposals in the North East of England Plan – Regional Spatial Strategy to 2021 and the Teesdale District Local Plan including the policies referred to below, and to all relevant material considerations, including Supplementary Planning Guidance, and the particular circumstances below:

Teesdale District Local Plan Policies:
GD1 General Development Criteria

H11 Residential Extensions

The scale of the development can be achieved in this location without having an adverse impact on the residential amenity, and is of an acceptable design.

No objections have been received from statutory consultees other than the objection from Evenwood Parish Council, and the proposals are considered to accord with both local and national planning policy; as such the application is recommended for approval

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Design and Access Statement
- Teesdale District Local Plan 2002
- Responses from Parish Council
- Public Consultation Responses



