

Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	PL/5/2012/0161
FULL APPLICATION DESCRIPTION	LOFT CONVERSION INVOLVING INCREASED ROOF HEIGHT, DORMER WINDOWS AND TWO STOREY REAR EXTENSION (RESUBMISSION)
NAME OF APPLICANT	MR B ROBINSON
SITE ADDRESS	15 WEST LANE, HAWTHORN SR7 8SB
ELECTORAL DIVISION	
CASE OFFICER	Stephen Potter 03000263962 stephen.potter@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

- 1 SITE: The application site relates to a detached bungalow located on West Lane, Hawthorn.
- 2 PROPOSAL: The application seeks planning permission for a proposed raising of the existing ridge height by 1 metre from 6.1 to 7.1 metres. Roof alterations also include the construction of 2.no dormer roof extensions to the front roofslope and 1.no to the rear roofslope. The proposal also includes the erection of a 4.5 metre projection to the rear elevation involving the demolition of an existing 3.8 metre projection currently housing a kitchen and porch.
- 3 The application is reported to committee at the request of Hawthorn Parish Council.

PLANNING HISTORY

- 4 A planning application was submitted in 2011 for a loft conversion involving increased roof height, dormer windows and two storey rear extension. The application was withdrawn in January 2012.

PLANNING POLICY

NATIONAL POLICY:

- 5 The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in

achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant.

- 6 The presumption in favour of sustainable development set out in the NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles'
- 7 The following elements are considered relevant to this proposal:
- 8 Part 7 - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>

LOCAL PLAN POLICY:

- 9 District of Easington Local Plan
- 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 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.
- 12 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:

- 13 Hawthorn Parish Council raise objection to the proposal stating concerns with regard to the character of the area and the creation of president.

INTERNAL CONSULTEE RESPONSES:

- 14 Highway Authority – No objection raised to the proposal

PUBLIC RESPONSES:

- 15 Letters of objection have been received from residents of the neighbouring property of no.14 West Lane in relation to the original and the amended scheme. Residents state concerns with regard to overshadowing, loss of view and the creation of an overbearing feature to an existing dining room and conservatory, and the affect of accumulations of falling snow and dampness as a result of the proposed roof structure. Further concerns are stated in relation the affect on the character of the area as a result of the proposed extensions.

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=118570>

PLANNING CONSIDERATION AND ASSESSMENT

- 16 Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development, impact upon the character and appearance of the area, impact upon the amenity of neighbouring residents and impact upon highway safety.
- 17 Policy 35 of the Local Plan requires all residential extensions and alterations to reflect the scale and character of adjacent buildings and have no serious adverse effect on the amenity of neighbouring residents or occupiers.
- 18 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.

Impact upon the Character and Appearance of the Area

- 19 Proposals originally submitted included a raised ridge resulting in an overall height of 7.7 metres, officers initial concerns with regard to the proposed height and design of the roof have been addressed with the submission of amended plans showing the reduction in ridge height, a relatively modest increase of 1 metre in height is now proposed resulting in an increase from the existing height of 6.1 metres to 7.1 metres. A half hipped gable roof design is also now proposed, reflecting that of many of the neighbouring properties of West Lane.
- 20 The proposed dormer windows located to the front and rear of the property include a hipped pitch roof design, set below the main ridge. Proposed materials are to match the existing. The proposals are therefore considered of a design, scale and materials acceptable to this location, suitably proportioned, subordinate and in keeping with the host property.
- 21 To the rear proposals also include the erection of a two storey extension extending 4.5 metres beyond the main rear elevation incorporating a pitched roof extending to the proposed ridge and would see the demolition of an existing flat roofed off shoot.

- 22 A letter of objection received from Hawthorn Parish Council and the neighbouring resident of no.14 West Lane raises amongst their concerns that the proposals would be detrimental to the character of the area and that a precedent for similar proposals would be set a precedent for similar roof alterations within the surrounding area.
- 23 Policy 35 states amongst its requirements that any extension should reflect the scale and character of adjacent buildings similarly Policy 73 states that proposals will be in keeping with the scale and character of the building.
- 24 Cumulatively the proposed extensions do represent significant alterations to the property; while the resulting roof alterations would see increase the mass of the roof, the increase in height would be a relatively modest 1 metre and given that a mixture of two and single storey dwellings of varying roof designs form part of the character of the area, it is considered that once complete the proposed alterations would remain sympathetic, retaining a cottage style appearance successfully assimilating into the area.
- 25 With regard to concerns raised that the proposals would see the setting of a precedent for similar roof alterations, officers advise that any such applications would be dealt with each on their own merit having regard for the relevant Development Plan policies.
- 26 Overall the design of the proposed alterations is considered acceptable with no harm caused to the character or appearance of the host property or local area.

Residential Amenity

- 27 The proposed raising of the ridge of the existing dwelling would see an increase in overall height of 1 metre and see the introduction of a half hipped gable roof design. A letter of objection received from no.14 West Lane states that the proposed roof alterations would result in an overbearing impact to a dining room window to their side elevation. The window currently looks directly over the blank side elevation of no.15 and as the result of the proposals the outlook would be unaltered, officers therefore consider that no change in circumstance would occur as a result. Due to the relatively modest increase of the ridge height together with the amended roof design, officers consider that on balance the proposed roof alterations would not lead to the creation of an overbearing feature to the neighbouring property.
- 28 The proposed extension to the rear would see a projection of 4.5 metres beyond the rear elevation, initially at a single storey level, extending to meet the proposed ridge of the dwelling. Proposals would see the demolition of an existing flat roofed off shoot to the eastern side of the rear elevation.
- 29 To the west of the application site is the neighbouring detached property of no. 14 West Lane. A letter of objection received from the residents of no. 14 West lane states that the proposed extension would result in an overbearing impact leading to overshadowing of an existing conservatory to the rear elevation.
- 30 The proposed extension would flank the clear glazed side elevation of the existing conservatory to no. 14 with a separation distance of 1.7 metres. Given the relatively modest projection coupled with the height proposed, at a single storey level adjacent to the neighbouring conservatory, coupled with the levels of separation, officers consider that extension would not lead to the creation of an overbearing feature to the rear elevation of no. 14. Residents of no.14 state that the proposed rear

extension would restrict views currently enjoyed from the conservatory, while officers do acknowledge that an aspect of the current outlook would be restricted, the particular outlook is over the rear garden of the application site due to the low boundary fence and views over the rear garden of no.14 would remain unaffected.

- 31 With regard to any overshadowing of the existing conservatory as a result of the extension, due to the orientation of the property and neighbouring properties, facing directly north, it is not considered that the proposed conservatory would cause any harm to the amenity of no.15 West Lane as a result of overshadowing.
- 32 To the east of the application site is the neighbouring property of no.16 West Lane, the rear elevation of which houses a single storey extension and conservatory. No windows are proposed to the side elevation and given that the extension proposed would largely replace an existing off shoot to the elevation and with no reduction in the existing levels of separation, no concerns are raised with regard to a loss of light, privacy, and outlook or through the creation of an overbearing impact to the neighbouring property.
- 33 The construction of dormer roof extensions to the front and rear roofslopes would introduce clear glazed windows to a newly formed first floor level of the existing dwelling. With views of open countryside to the front and rear the dormer roof extensions are not considered to result in overlooking of neighbouring properties.
- 34 On balance the proposed extensions are not considered to cause any harm to the residential amenity of neighbouring occupiers in accordance with Policy 73 of the Local Plan.

Highway Safety

- 35 The existing dwelling benefits from in curtilage parking provided by an existing garage and driveway. Highway Officers have been consulted and raise no objection to the proposal in accordance with Policy 73 of the Local Plan.

Additional Matters

- 36 A letter of objection received from the neighbouring residents of no. 14 West Lane state concerns with regard to accumulations of snow falling from the proposed roof structure leading to potential dampness to their property. Such matters are not considered to be a material planning consideration and therefore can not be attributed weight as part of the assessment of this planning application.

CONCLUSION

- 37 The proposal is considered to accord with relevant development plan policies. The design of the extension is considered acceptable with no harm caused to the character or appearance of the host property or local area. The proposed extension is not considered to cause any harm to the residential amenity of neighbouring occupiers with no objections raised with regards to other material planning considerations and approval is therefore recommended.

RECOMMENDATION

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in strict accordance with the following approved plans. Plan References; Proposed plans and elevations marked as amended and received 4th May 2012.
Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with saved policies 1, 35, & 73 of the District of Easington Local Plan.
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.
Reason: In the interests of the appearance of the area and to comply with saved policies 1, 35 & 73 of the District of Easington Local Plan.

REASONS FOR THE RECOMMENDATION

1. The development was considered acceptable having regard to the following development plan policies:

DISTRICT OF EASINGTON LOCAL PLAN	ENV35 - Environmental Design: Impact of Development
DISTRICT OF EASINGTON LOCAL PLAN	GEN01 - General Principles of Development
DISTRICT OF EASINGTON LOCAL PLAN	HOU73 - Extensions and/or alterations to dwellinghouses
NATIONAL PLANNING POLICY FRAMEWORK	Part 7 - Requiring Good Design
2. In particular the development was considered to cause no harm to the character or appearance of the area or upon the residential amenity of neighbouring occupiers.
3. Letters of objection were received during the course of the application from a local residents and Hawthorn Parish Council. The objections and concerns related to a variety of issues notably scale and character, overshadowing, loss of view, overbearing impact, affect of snow and dampness. These matters have been discussed and assessed within the report and impacts are considered to remain acceptable in terms of residential amenity and in accordance with the provisions of the Development Plan.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- District of Easington Local Plan 2001
- National Planning Policy Framework
- Consultation Responses

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WEST LANE

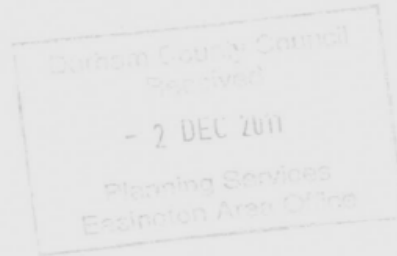


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Planning Services

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Comments

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