

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	4/12/01139/FPA
FULL APPLICATION DESCRIPTION:	Erection of single storey pitched roof extension to side and rear and bay window to front of existing dwelling
NAME OF APPLICANT:	Mr F Simmonds
ADDRESS:	12 Coronation Avenue, Carville, Durham
ELECTORAL DIVISION:	Belmont
CASE OFFICER:	Stephen Potter, Assistant Planning Officer, 03000 263962, Stephen.potter@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1. SITE
2. The application site relates to a 1950's semi detached dwelling set within a residential area of Carville.
3. PROPOSAL
4. The application seeks planning permission for the erection of a single storey extension to the side of the existing dwelling measuring 1.7 metres in width, 3.9 metres in height with a pitched roof profile, forming part of a wrap around with a single storey extension to the rear measuring 3 metres in length, a width of 7.5 metres and a height of 3.7 metres also incorporating a pitched roof profile. The proposal includes the construction of a bay window to the front of the dwelling projecting 0.95 metres from the front elevation, a width of 2.4 metres and a height of 3.2 metres incorporating a pitched roof profile.
5. With the benefit of a site visit officers note the construction of a hard surface to the front and a shed to the rear of the property. The works do not form part of this application however were the subject of a Housholder Enquiry submitted prior to this application. After assessment and on the basis of the documents and information provided planning permission would not be required for the works.
6. The application is reported to committee as the applicant is related to an employee of the Council.

PLANNING HISTORY

7. No relevant planning history.

PLANNING POLICY

NATIONAL POLICY

8. 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.
9. 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’
10. The following elements are considered relevant to this proposal;
11. *NPPF Part 7 – Requiring Good Design*. 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.

LOCAL PLAN POLICY:

1. *Policy Q9 – Alterations and Extensions*. – Sets out that extensions to residential properties will be permitted where the design, scale and materials are sympathetic to the character and appearance of the area, respects the character of the area and amenity of adjoining occupiers and properties.
2. *Policy T1 – General Transport Policy* – Requires all developments to protect highway safety and/or have significant affect on the amenity of occupiers of neighbouring properties

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.cartoplus.co.uk/durham/text/00cont.htm>.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

12. None

INTERNAL CONSULTEE RESPONSES:

13. None

PUBLIC RESPONSES:

14. None

PLANNING CONSIDERATIONS AND ASSESSMENT

15. 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, layout and design, impact upon its surroundings, landscape and ecology, and highway safety.
16. The application site lies within the settlement boundary of Carville. The application seeks planning permission for residential extensions and alterations to which relevant policy Q9 of the Local Plan accept in principle.

Impact upon the Character and Appearance of the Area

17. Policy Q9 of the Local Plan requires all residential extensions and alterations to remain sympathetic and subordinate to the existing dwelling.
18. The proposed single storey extension to the side elevation is set well behind the front building line of the existing dwelling and also incorporates a pitched roof with the ridge height set well below the ridge of the main dwelling and as such remains suitably subordinate to the main dwelling.
19. The extension to rear is single storey in nature and does not have an excessive projection at 3 metres. The rear extension also incorporates a pitched roof. Overall the single storey extension is considered to be a relatively modest addition to the rear.
20. The construction of a bay window would provide a projection of 0.95 metres and would include the provision of a pitched roof. With the benefit of a site visit officers note examples of a variety of bay windows to surrounding properties.
21. Such modest extensions and alterations would appear subservient in relation to the host dwelling and are considered appropriate to the property. The design of the proposal considered acceptable with no harm caused to the character or appearance of the host property or local area.

Residential Amenity

22. The proposed single storey side extension is set well behind the front building line of the existing dwelling and would project 1.7 metres, to the shared boundary with the neighbouring property of no. 14 Coronation Avenue. The side elevation of no. 14 houses an obscure glazed ground floor access door; the side extension therefore would not flank windows to habitable rooms to the side elevation of no. 14.
23. The single storey extension to the rear would extend the full width of the dwelling adjoining the proposed side extension forming a wrap around; proposals would also see the demolition of an original outbuilding to the boundary of no. 10 Coronation Avenue. No windows are proposed to the South East or North West elevations and with good levels of separation to the rear of the property no concerns with regard to loss of privacy are raised as a result.

24. Given the modest projection of both the side and rear extensions proposed, no concerns with regards to the creation of an overbearing impact or a loss of light to the neighbouring properties are raised.
25. Likewise the proposed bay window to the front elevation would be modest in scale raising no significant concerns with regards to a loss of privacy, light, outlook or creation of an overbearing feature.
26. No letters of objection have been received in response the Councils consultation exercise. The proposed extensions are not considered to cause any harm to the residential amenity of neighbouring occupiers in accordance with policy Q9 of the Local Plan.

Highway Safety

27. The existing dwelling currently does not benefit from in-curtilage parking although construction of such parking had begun at the time of the officer's site visit. Policy Q9 of the Local Plan states that additional parking provision may be required where there is an increase in bedroom accommodation. The proposed extensions would not provide additional bedroom accommodation and as a result no harm to highway safety considered to occur in accordance with policies Q9 and T1 of the Local Plan.

CONCLUSION

28. The proposal is considered to accord with relevant development plan policies. The design of the extensions are considered acceptable with no harm caused to the character or appearance of the host property or local area. The proposed extensions are 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

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 CAR-12-12 as received 20th December 2012.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies Q9 and T1 of the City of Durham Local Plan 2004.

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 Policy Q9 of the City of Durham Local Plan 2004.

REASONS FOR THE RECOMMENDATION

1. A The proposed development is considered to be an acceptable development in principle with no harm caused to the character or appearance of the area, the amenities of neighbouring occupiers or upon highway safety in accordance with Policies Q9 and T1 of the City of Durham Local Plan 2004.

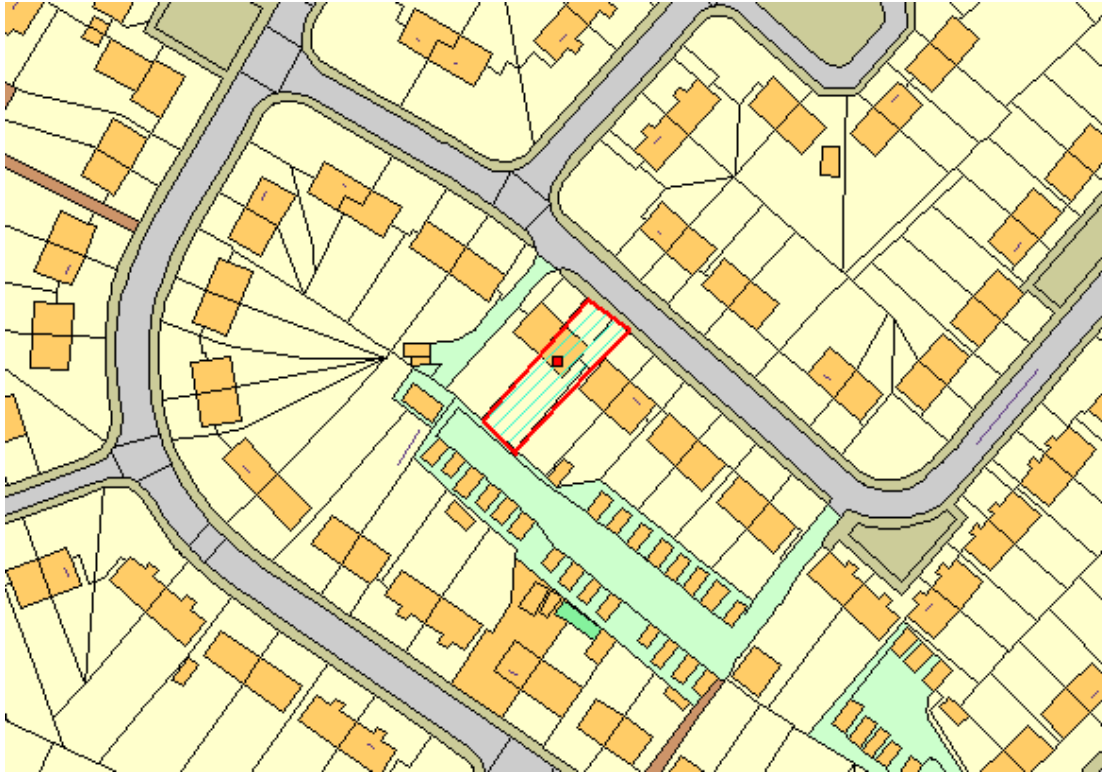
This decision has been taken having regard to the policies of the National Planning Policy Framework and the City of Durham Local Plan 2004 which is a saved plan in accordance with the Secretary of States Direction under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004.

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.

In dealing with the application, the local planning authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising during the application process. The decision has been made within the 8 week target provided to the applicant on submission and in compliance with the requirement in the National Planning Policy Framework to promote the delivery of sustainable development.

BACKGROUND PAPERS

Submitted Application Forms, Plans
National Planning Policy Framework
City of Durham Local Plan 2004



Planning Services

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Comments

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Date 01 February 2013

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