



Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2011/0101/DM
FULL APPLICATION DESCRIPTION:	Erection of single storey extension to side elevation
NAME OF APPLICANT:	Mr W. Mann
ADDRESS:	Eastlea Cotherstone Barnard Castle, Co. Durham. DL12 9PT
ELECTORAL DIVISION:	Barnard Castle West
CASE OFFICER:	Adam Williamson Planning Officer 01388 761970 adam.williamson@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1. The application site consists of a semi detached property located in Cotherstone. To the north of the application site is the adjoining dwelling. The dwellings are constructed from red brick to the ground floor, whilst the first floor is pebbledash rendered. To the highway is a 500mm high dwarf stone wall with attractive boundary planting. There is a driveway serving the dwelling, which runs along the southern elevation of the dwelling. To the south of the site is a grassed track, owned by Cotherstone Parish Council. The site lies within Cotherstone Conservation Area.
 2. Planning permission is sought for the erection of a single storey extension to the southern elevation of the above address. The proposed extension would measure 3.8 metres in width at the front, 5.3 metres in width to the rear, 7 metres in length, 2.5 metres to the eaves, and 4.5 metres to the ridge. The proposed extension would follow the shape of the southern boundary of the property, while retaining boundary planting, and would be constructed from materials to match the host dwelling.
 3. This application has been reported to the Committee as Cotherstone Parish Council has objected to the proposal. It is noted that the scheme of delegation has since been amended; however, this objection was received before the amended scheme of delegation was approved by Cabinet.
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PLANNING HISTORY

4. There is no planning history for the application site.

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.

Planning Policy Statement 5: Planning for the Historic Environment sets out the Government's planning policies on the conservation of the historic environment.

REGIONAL POLICY:

The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) was published in mid-July 2008 in its finalised format, and carries the full weight of forming part of the development plan for the area, and at a County level, replaces the County Durham Structure Plan. The RSS has a vision to ensure that the North East will be a Region where present and future generations have a high quality of life. It will be a vibrant, self-reliant, ambitious and outward-looking Region featuring a dynamic economy, a healthy environment, and a distinctive culture. The following policy is considered relevant:

Policy 8 (Protecting and Enhancing the Environment) seeks to ensure, amongst other things, to conserve and enhance historic buildings, areas and landscapes.

LOCAL PLAN POLICY:

GD1 General Development Criteria: sets out the general design principles for development.

H11 Extensions and alterations to existing dwellings: sets out design and amenity issues to consider for residential extensions.

BENV4 Development within and/or adjoining a conservation area: this policy provides criteria for new development to adhere to, so that it preserves and enhances the Conservation Areas.

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 www.durham.gov.uk

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

Cotherstone Parish Council object to the proposals, considering them to be over-development of the plot, as the proposed extension would be constructed right to the boundary of the plot. If the proposed development were to proceed, the owners would require access to land on the other side of the boundary, which is owned by the Parish Council. We do not consider that we would be able to guarantee such access.

Northumbrian Water Limited has raised no objection.

INTERNAL CONSULTEE RESPONSES:

There have been no internal responses.

PUBLIC RESPONSES:

Occupiers of neighbouring properties have been notified in writing and a site notice has also been posted. The application has also been advertised in the press.

One letter of objection has been received from a property to the south of the application site. They are concerned that the extension will have an impact on their property as they have windows overlooking the site. The impact will be dependent upon whether the hedgerow along the boundary is retained. In addition, they are concerned that they will lose some of their view.

APPLICANTS STATEMENT:

The applicant has chosen not to provide 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 www.durham.gov.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

5. The key issues for consideration are the principle of development, the impact upon residential amenity, and whether the design and external appearance would preserve or enhance the character and appearance of the conservation area.

Principle of Development

6. The application site seeks planning permission for a single storey pitched roof extension to the southern elevation of the host dwelling. The proposed would be carried out within the curtilage of the dwelling, and is therefore acceptable in principle, in accordance with policies GD1 and H11 of the Teesdale District Local Plan.

Residential Amenity

7. The application site is a semi detached dwelling. The proposed single storey extension would be sited to the southern boundary and as such would be sited away from the attached neighbouring dwelling. The nearest dwelling to the south would be some 6m from the gable of the proposed extension, which being single storey and having only a high level window serving a shower room, would neither result in privacy loss or have an overbearing impact upon the adjacent occupiers. Furthermore, as raised by an objector, the hedgerow along the southern site boundary will be retained, thereby minimising the impact of the extension for neighbouring properties. It is therefore concluded that the proposal would not significantly adversely affect the amenity of surrounding residential occupiers. In addition, the proposed extension would utilise substantially less than 50% of the curtilage, ensuring sufficient useable private amenity space is retained to serve the property. It is therefore considered that the proposal would not harm residential amenity
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and would therefore comply with policies GD1 and H11 of the Teesdale District Local Plan.

Design and external appearance

8. The proposed extension would be constructed from materials to match the existing dwelling. The proposal would be relatively small scale and as such would be considered to be subordinate to the existing dwelling. Cotherstone Parish Council has objected as they consider the proposal constitutes over development as it would be constructed right to the site boundary. The proposed extension would have a footprint measuring approximately 26 square metres, and would constitute an increase in the floor area of the dwelling of approximately 19%. It is considered that this level of extension would not constitute over development of the site, and being positioned up to a site boundary is not in itself a reason to resist an otherwise acceptable proposal. The proposed extension is of an appropriate design and appearance, and would not appear alien within the wider street scene and would therefore preserve the character and appearance of Cotherstone Conservation Area, in accordance with policies GD1, BENV4 and H11 of the Teesdale District Local Plan.

Other issues raised

9. A neighbouring property to the south of the site has objected to the proposal in terms of loss of view. Loss of view is not a material planning consideration, and as such this does not form a material planning objection. The Parish Council advise that they own the land to the south of the site and that they would not guarantee access for construction works to take place. This would be a private matter between the applicant and the Parish Council and not one which would be afforded weight in planning terms.

CONCLUSION

10. In summary, the building is situated adjacent the settlement limits for Cotherstone, where the principle of a residential extension is acceptable. The objection from the Parish Council and neighbouring resident have been given due consideration, however, the main planning issues in respect of the principle, the impact upon the character and appearance of the conservation area, and the protection of residential amenity have been addressed and found on balance not to warrant refusal of the application. The proposals are therefore considered to accord with local, regional and national planning policy, and as such, the application is recommended for approval, subject to conditions including the retention of the hedgerow.

RECOMMENDATION

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

1. The development to which this permission relates shall be begun not later than 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 Ref No.	Description	Date Received
	Red Line site plan	30.03.2011
2826/11 2	Proposed floor and roof plan	30.03.2011
2826/11 3	Proposed elevations	30.03.2011
2826/11 4	Proposed section	30.03.2011

Reason: To ensure that a satisfactory form of development is obtained in accordance with policies GD1, H11 and BENV4 of the Teesdale District Local Plan.

3. The hedge along the southern boundary of the site shall be retained.

Reason: In the interest of visual amenity. In accordance with policy GD1 of the Teesdale District Local Plan.

REASONS FOR THE DECISION

1. The recommendation to grant planning 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

BENV4 Development within and/or adjoining a conservation area

2. The scale of the development can be achieved in this location without having an adverse impact on the residential amenity of surrounding occupiers, and is of an appropriate design which preserves the character and appearance of Cotherstone Conservation Area.
3. The concerns and objections of both the Parish Council and nearby resident have been fully taken into account, but are considered to not be overriding in this case.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Design and Access Statement
- Teesdale District Local Plan 2002
- Planning Policy Statements, PPS1, PPS5
- Responses from County Highways, Northumbrian Water
- Response from Cotherstone Parish Council
- Public Consultation Response

