



Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	7/2011/0108/DM
FULL APPLICATION DESCRIPTION:	Conversion of garage into kitchen
NAME OF APPLICANT:	Mr Barry Blewitt
SITE ADDRESS:	29 Primrose Drive, Shildon, County Durham
ELECTORAL DIVISION:	Shildon West
CASE OFFICER:	David Gibson, Planning Officer (03000) 261057, David.Gibson@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1. The application site is a modern detached property within the town of Shildon. No. 27 Primrose Drive lies to the west of the site while No. 31 Primrose Drive lies to the east of the application site. This property benefits from an average sized front and rear garden.
2. The proposed development would involve the conversion of a garage into a kitchen. The proposed wall would be constructed in matching brickwork and the window to be used would match those in the existing property. Due to the minor nature of the development such proposals would not normally require planning consent; however Permitted Development rights were removed when the estate was granted planning permission in 2005. (App. Ref. no. 7/2005/0351/DM).
3. This application is being reported to Committee as the applicant is employed within The Regeneration and Economic Development Directorate

PLANNING HISTORY

4. There is no planning history for the site of direct relevance to the application.

PLANNING POLICY

NATIONAL POLICY:

Planning Policy Statement 1: Delivering Sustainable Development sets out the overarching planning policies on the delivery of sustainable development through the planning system.

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>

REGIONAL POLICY:

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. Of particular relevance to this application are the following policies:

Policy 8 (Protecting and Enhancing the Environment) seeks to promote measures such as high quality design in all development and promoting development that is sympathetic to its surroundings.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.gos.gov.uk/nestore/docs/planning/rss/rss.pdf>

LOCAL PLAN POLICY:

Policy D1 (General principles for the layout and design of new developments) – Principles for the Layout and Design of New Developments requires the layout and design of all new developments to take account of the site's relationship to the adjacent land uses and activities.

Policy H15 (Extensions to dwellings) states that extensions to dwellings will be acceptable provided the proposals do not have a negative impact on the amenity of the surrounding properties, the general character of the area or highway safety

Sedgefield Borough Council Residential Extensions Supplementary Planning Document (RESPD) gives more detailed advice regarding the design of residential extensions.

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:

Shildon Town Council has raised no objection to the proposed development.

INTERNAL CONSULTEE RESPONSES:

The Highway Authority have raised no objection to the development

PUBLIC RESPONSES:

The planning application has been publicised by way of individual letters to neighbouring residents. One response was received from a neighbouring property The occupiers of 27 Primrose Drive are concerned over where the applicants third car will be parked as this is now stored in the garage and two cars are already parked on the driveway.

APPLICANTS STATEMENT:

No supporting statement has been submitted as part of the application

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file. 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

6. In assessing the proposals against the requirements of the aforementioned planning policies, and having regard to all material planning considerations the main planning considerations in this case concern the impacts on neighbouring properties, the visual impact of the development on the surrounding environment and, the impact on highway safety.
7. The Residential Extension Supplementary Planning Document gives detailed advice regarding the design of residential extensions and alterations and emphasizes the need for good design which does not have an adverse impact on the host property or the streetscene.
8. Policy H15 of the Sedgefield Borough Council Local Plan states that extensions and alterations to dwellings will normally be approved provided that the proposals are of a scale and design compatible with the property and there is no adverse effect on the amenity and privacy of surrounding properties.

Impact on amenity and privacy

9. The proposed development would replace a garage door with a window that would serve a kitchen. This window would replicate the views out from the main dwelling onto the public street and will not project any further forward from the building line of the property nor will it be closer to any of the neighbouring properties. The development would therefore not have an adverse impact on the privacy of the neighbouring properties.

Impacts on character of the area

10. General guidance in Policy H15 states that extensions to dwellings will normally be approved provided that the proposals are of a scale and design compatible with the host property.
11. The only external change to the appearance of the dwelling is the replacement of the

garage doors with a window that would match the existing windows on the front elevation in terms of design, size and proportion. This will not look out of place on Primrose Drive.

Highway safety

12. Policy D1 seeks to ensure that new development will not have an adverse impact on highway and pedestrian safety and to ensure that the development would not generate traffic or parking issues that would create significant impact on the conditions of the neighbouring properties. Traffic generated by a development is an important consideration in determining a planning application. A proposal that would be harmful to highway safety will not normally be permitted.
13. The driveway for this 3 bedroom home is an acceptable length and width to accommodate two parked cars. Some concern has been raised from a neighbouring property that the applicant has three cars and that this will lead to one car being parked on the road. As the property has two car parking spaces it would be unreasonable to refuse this development on highway grounds as it would be unreasonable to ask for an additional car parking space when it is over and above the national standard of 1.5 spaces per dwelling. The Highway Authority is satisfied that the development will not impact on the highway network and the proposal therefore accords with Policy D1 of the Adopted Local Plan.

CONCLUSION

14. It is considered that in conclusion this minor development accords with National and Regional Policies and Local Policies D1 and H15 of the Sedgefield Borough Council Adopted Local Plan and the policies contained within the RESPD in that the development will not have an adverse impact on the character of the host property or the surrounding area and would not detrimentally affect residential amenity.

RECOMMENDATION

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

1. The development hereby approved shall be begun not later than the expiration of 3 years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
DCC001
DCC002
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.

REASONS FOR THE RECOMMENDATION

In the opinion of the Local Planning Authority the proposed development is considered to accord with Policies D1 and H15 of the Sedgefield Borough Local Plan and the policies contained within the RESPD.

The main issues addressed include the appearance of the works on the character of the dwelling, highway safety and the objection from the neighbouring resident which was considered to not be overriding in this case.

BACKGROUND PAPERS

Submitted Application Forms and Plans
North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
Sedgefield Borough Council Local Plan 1996
Planning Policy Statements / Guidance, PPS1,
Responses from County Highways
Public Consultation Responses

