



Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2011/0090/DM
FULL APPLICATION DESCRIPTION:	Erection of two storey rear extension (Revised Scheme) East Cottage, Front Street, Winston
NAME OF APPLICANT:	Mrs K Botham
ADDRESS:	Park House Ravensworth Richmond North Yorkshire DL11 7ET
ELECTORAL DIVISION:	Barnard Castle East
CASE OFFICER:	Charlie Colling Planning Officer 03000 260834 planningbarnardcastle@durham.gov.uk

1. DESCRIPTION OF THE SITE AND PROPOSALS

- 1.1 East Cottage is a mid terraced, single storey stone built property with a pantile roof. The property adjoins a similar cottage to the east and a two storey property to the west.
 - 1.2 Planning permission is sought for a revised scheme following a previous refusal for the erection of an extension to the rear of this property. The extension has been described as being two storeys; however the first floor would be partially accommodated within the roofspace. It would have a footprint of approximately 6.2m x 8.1m and would provide a living room and kitchen to ground floor with a bedroom and bathroom above. The extension would be constructed in stone with a pantile roof to match the materials of the existing property.
 - 1.3 The application has been brought before members as the parish council have raised
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an objection to the proposals on the grounds that the proposal is inappropriate for the area concerned, along with party wall and drainage concerns.

2. PLANNING HISTORY

2.1 The property has had two previous applications for rear extensions.

6/2010/0406/DM - Erection of two storey rear extension – Refused for the following reason: “The proposed extension exceeding in part the height of the host dwelling would not be subordinate in appearance and would have an unacceptable impact upon the character and appearance of the dwelling contrary to Policies GD1 and H11 of the Local Plan.”

6/2006/0353/DM - Erection of single storey rear extension and construction of mezzanine floor (approved)

3. PLANNING POLICY

NATIONAL POLICY:

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

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.

Not applicable to this proposal.

Local Plan Policy

- GD1 General Development Criteria
 - H11 Extensions and alterations to existing dwellings.
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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)

4. CONSULTATION AND PUBLICITY RESPONSES

4.1 STATUTORY RESPONSES:

Parish Council raises strong objections on the grounds that the extension is inappropriate for

the area and dwelling. Concerns also about drainage and party walls. The Parish Council recommends that the application is refused.

Northumbrian water has no objections

4.2 INTERNAL CONSULTEE RESPONSES:

None received

4.3 PUBLIC RESPONSES:

Neighbouring properties were consulted. Three letters of objection have been received. The concerns in summary are:

- Bulking of the extension is excessive and obtrusive.
- Overlooking from First floor gable window.
- Lowering of ground level may damage neighbours foundations.
- Drainage may not be workable.
- Restricted light and vision to east gable of Bridgewater House.
- Not in character.

4.4 Applicant Statement

The property is a small one-bedroomed cottage occupying a generous site with a long rear garden.

The cottage in its current configuration does not provide guest or family accommodation which can easily be accommodated by extending into the rear garden, replacing the existing outbuilding and taking little away from the rear garden area.

The window to the rear elevation at first floor level serves a bathroom and is to be fitted with frosted glass to prevent any overlooking of any neighbour's gardens to the rear of East Cottage, although it should be noted that the window does not directly overlook adjacent gardens.

The property occupies a mid terraced position typical for an old village cottage. Other cottages within the terrace including the cottage attached to East Cottage and further west in Front Street have been successfully extended. Very recently Deneside has had permission granted for a much larger extension in a very similar manner as that proposed at East Cottage.

It is not considered that the proposed extension is at odds with Planning Policy and provides much improved living accommodation in a modest manner which is not visible from Front Street and barely visible from the A67.

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/PlanAppDisp.asp?RecNum=19967>).

5. PLANNING CONSIDERATIONS AND ASSESSMENT

5.1 In assessing the proposals against the requirements of the aforementioned policies,

and having regard to all material planning considerations, including representations received, The key issues for consideration are:

- Impact on the character and appearance of the dwelling and surrounding area
- Impact on the living conditions of neighbours

Impact on the character and appearance of the dwelling and surrounding area

- 5.2 This is a revised scheme following a previous refusal. This proposal has been amended so that the roof height would be level with that of the existing dwelling as opposed to the last refused application which showed the roof of the extension higher than the existing roof. The proposed extension would still comprise of two floors of living accommodation, however, some of the first floor would be accommodated within the roof space of the extension. It is also intended to excavate approximately 0.3m of earth from the rear of the property to accommodate the proposed extension. In this respect the height of the proposed extension is now considered acceptable as it would no longer dominate the existing dwelling in height terms and the visual impact would now be confined to the rear of the property where the impact on the character of the surrounding area would be very limited and not harmful.
- 5.3 In terms of the length of the proposed extension it should be noted that an extension of comparable length has already been erected to the rear of the adjoining cottage to the east. It is accepted that the neighbour's extension has a lower ridge height than that proposed, however it is still considered to be of a similar nature, and provides a context for similar sized schemes. In any event, the visual impact of the proposed extension would be confined to the rear where the impact on the character and appearance of the dwelling and surrounding area would not be unacceptable.
- 5.4 The general design of the extension is considered to be in-keeping with the character of the property, with straight gables, pitched roofs and materials to match the existing dwelling.
- 5.5 It is considered that this application has successfully overcome the previous reason for refusal and is therefore in accordance with Teesdale Local Plan Policies GD1 and H11 in terms of scale and appearance.

Impact on the living conditions of neighbours

- 5.6 There is a single existing frosted window in the gable of the adjacent property Bridgewater House, along the common boundary with this site. Whilst any extension in this location is likely to have some impact upon the light to this window, the property already has had permission for a single storey extension to the rear and it would be possible in any case for the applicant to erect a fence/wall up to 2 metres in height in front of this window without the need for any planning permission, thereby still obscuring the window. In addition the frosted window is not a primary window serving habitable accommodation. Accordingly, it is considered that any impact upon this window would not warrant refusal of this application for that reason.
- 5.7 There would be a single first floor window in the rear gable end of the proposed extension. However, this window would serve a bathroom rather than habitable accommodation and is shown on the plans to be frosted. A condition to ensure that this would be obscurely glazed is therefore suggested and as such there would be
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minimal harm to neighbouring amenities from loss of privacy to the rear. This is in accordance with Policies H11 and GD1 of the Teesdale Local Plan.

Other Matters

- 5.8 The objections received relating to design, character and living conditions have been discussed in the report. Other objections relating to drainage and potential foundation issues would not be considered as material planning considerations and would need to be controlled through the Party Wall Act and building regulations approval.

6. CONCLUSION

- 6.1 In summary, the amended proposal comprises of a rear extension that would accommodate both ground and first floor living accommodation, but without exceeding the ridge height of the original property and would be constructed in materials to match the existing property.
- 6.2 The general design of the proposed extension is considered to be in-keeping with the character of the existing property.
- 6.3 The potential loss of some light to a neighbouring property's secondary obscured kitchen window is not sufficient grounds on which to refuse the application, especially when permission has already been previously granted for a single storey rear extension and the applicant could build in front of this window under permitted development.
- 6.4 There would be minimal harm to neighbouring amenities from loss of privacy to the rear.

7. 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.
2. The development hereby approved shall be carried out in strict accordance with the following approved plans:-

Plan Reference Number	Date received
P2661/01	18/3/11
P2661/05	18/3/11
P2661/100	18/3/11
P2661/101A	18/3/11
P2661/102B	18/3/11

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.

4. The first floor bathroom window in the north elevation shall be fitted with obscure glazing of Pilkington level 3 or higher and retained thereafter.
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8. REASONS FOR THE DECISION

8.1 The development was considered acceptable having regard to the following development plan policies: -

- GD1 General Development Criteria
- H11 Extensions and alterations to existing dwellings.

8.2 In particular the development was considered acceptable having regard to consideration of design and residential amenity.

8.3 The objections which have been received, have been given due consideration. On balance the scheme is considered to be acceptable. The proposals are considered to accord with both local and national planning policies, and would constitute an acceptable form of development subject to conditions.

9. BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Teesdale District Local Plan 2002
- Planning Policy Statements / Guidance, PPS1.
- Responses from Northumbrian Water and The Parish Council
- Public Consultation Responses





HARRISON & JOHNSON

CHARTERED BUILDING SURVEYORS . ARCHITECTURAL SERVICES

81 Bondgate . Darlington . Co Durham . DL3 7JT
 . telephone 01325 488488 facsimile 01325 488991 .

project title

EAST COTTAGE,
 WINSTON

drawing title

SITE LOCATION PLAN

scale

1:1250

date

AUG 2010

dep.

P2661/01