

# COMMITTEE REPORT

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## APPLICATION DETAILS

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APPLICATION NO:	DM/14/02182/FPA
FULL APPLICATION DESCRIPTION:	Erection of single storey extension to side of existing dwelling
NAME OF APPLICANT:	Mrs S Hallimond
ADDRESS:	20 Dalton Heights, Seaham, SR7 8LB
ELECTORAL DIVISION:	Deneside
CASE OFFICER:	Michelle Hurton <a href="mailto:michelle.hurton@durham.gov.uk">michelle.hurton@durham.gov.uk</a> 03000 261398

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## DESCRIPTION OF THE SITE AND PROPOSALS

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### The Site

1. The application site relates to a residential property located on the estate road of a housing estate.

### The Proposals

2. Planning consent is sought for the erection of a single storey extension to the side of the existing dwelling.
3. The application is brought before members as the applicant is related to a member of staff within the Central and East Planning Team.

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## PLANNING HISTORY

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4. None relevant to the application.

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## PLANNING POLICY

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### 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 1 - The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
9. 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:**

District of Easington Local Plan 2001

10. Policy 1 - (*General Principles of development*) 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.
11. Policy 35 - (*Design and layout of the development*) 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.
12. Policy 73 - (*Extensions and/or alterations to dwellinghouses*) Extensions or alterations to an existing dwelling will have no serious adverse effect on the amenities of neighbouring properties in terms of overshadowing, loss of light, overlooking or visual intrusion, to be in keeping with the scale and character of the original building and the area generally in terms of site coverage, height, roof style, details design and materials and not result in the loss of off street car parking or lead to conditions that are prejudicial to road safety.

#### **EMERGING POLICY:**

13. The emerging County Durham Plan was Submitted in April 2014 ahead of Examination in Public. In accordance with paragraph 216 of the NPPF, decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. Further, the Planning Practice Guidance explains that in limited circumstances permission can be justifiably refused on prematurity grounds: when considering substantial developments that may prejudice the plan-making process and when the plan is at an advanced stage of preparation (i.e. it has been Submitted). To this end, the following policies contained in the Submission Draft are considered relevant to the determination of the application:
14. Policy 16 - Sustainable development in the build environment

## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

15. Parish Council - no comments

### **INTERNAL CONSULTEE RESPONSES:**

16. Highways Section – Additional information was requested in respect of parking at the site. Confirmation has been received and an informative would be attached to any approval relating to the garage door type.

### **PUBLIC RESPONSES:**

17. The application was advertised by means of letter to 7 neighbouring properties within the area. No letters of representation have been received in respect of the above development.

### **APPLICANTS STATEMENT:**

18. The property has been in our family since it was built in the early 1980's. We as a family would like to retain the property within the family's ownership and the only way that it would be viable for ourselves to do so is to add the third bedroom. We have selected materials to match the existing property and have continued design features such as the arches to the front of the building and the barn style roof. We have located the extension to the side of the property to ensure that it will have minimal impact upon the neighbours and the overall streetscape.

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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19. As identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004 the key consideration in the determination of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
20. The main considerations in regard to this application are the principle of the development, design, scale and layout, highway safety and residential amenity.

### **Principle of development**

21. The application site is located within the settlement boundary for the town of Seaham and is a detached property located within a street where the properties do not have a uniform house type. The street comprises of bungalows and two storey properties.
22. Seaham is a large town with a range of facilities and as such development of this nature would be considered to be within a sustainable location and would be supported in terms of national, regional and local planning policy, in particular NPPF Part 1 - general principles of development and Policies 1, 35 and 73 of the local plan. Therefore the expansion of the property would be acceptable in principle.

## **Design, Scale and layout**

23. In respect of the design and layout of the development it is considered that the extension has been designed in such a way as to be subservient in scale and massing to the host dwelling. It would occupy the full depth of the existing property with a width of 3 metres, and the pitched roof would be carried over to the same design.
24. Therefore in design terms it is considered that the proposed extension is in keeping with the host dwelling and would not detract from the appearance of the property or the wider streetscape in line with Policies 1, 35 and 73 of the District of Easington Local Plan.

## **Highway Safety**

25. In relation to Highway safety, the Highways Authority has been consulted as part of the application and additional information was requested with regards to the internal dimensions of the existing garage and the type of existing garage door that is currently installed. The additional information has been received and an informative would be attached to any approval relating to the garage door type.
26. Whilst it is acknowledged that an additional bedroom would be created the property has a driveway and garage and as such is capable of accommodating additional vehicles at the site.

## **Residential Amenity**

27. In respect of residential amenity, due to the location of the proposed extension it is considered that there would be minimal impact. As noted the works are to be located to the side of the property, no windows are proposed to be inserted within the side elevation, and as such it is not considered that the extension would impact upon the adjacent property.
28. The properties to the north and south of the application site are considered to be at a sufficient distance away from the proposed works as not to have any impact on this property.
29. All privacy distance standards have been adhered to as part of the application and it is considered due to this and the layout of the site and existing boundary treatments that there would be no impact upon residential amenity.

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## **CONCLUSION**

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30. Due to the existing boundary treatment and the location of the proposed extension it is not considered that the works would adversely impact upon the current levels of amenity enjoyed at the site.
31. The site is capable of accommodating a number of parked vehicles on-site and as such no objections have been raised by the Highways Authority.
32. Taking all relevant planning matters into account it is considered that the proposal is acceptable given that it accords with both national and local policy. It is not

considered that the policies contained within the emerging County Durham Plan would conflict with the intentions of the existing local plan or the NPPF.

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## **RECOMMENDATION**

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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	Date Received
Application Form	24 July 2014
Location Plan	24 July 2014
Proposed Floor Plans and Elevations	24 July 2014

*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 2001.*

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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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.

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## **BACKGROUND PAPERS**

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



**Planning Services**

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**Erection of single storey extension to side of existing dwelling at 20 Dalton Heights, Seaham.**

**Comments**

**Date. 9 September 14.**

**Scale 1:1250**