

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO: DM/14/02175/FPA
FULL APPLICATION DESCRIPTION: First floor side extension and rear single storey extension.
NAME OF APPLICANT: Mrs R Dunnill
ADDRESS: 42 Halliday Grove, Langley Moor, Durham
ELECTORAL DIVISION: Brandon

CASE OFFICER: Laura Martin
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03000 261960

DESCRIPTION OF THE SITE AND PROPOSALS

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 first floor side extension and single storey rear extension.
3. The proposed side extension would be located above the existing garage and utility of the property running the full depth of the house. To the frontage a canopy would be erected to tie in with the existing feature over the porch.
4. To the rear of the site a garden room would be erected with a projection of 2.8m and measure 3.8m in width.
5. The application is brought before members as the applicant is a member of staff within the Central and East Planning Team.

PLANNING HISTORY

None relevant to the application.

PLANNING POLICY

NATIONAL POLICY:

6. 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.
7. 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’
8. The following elements are considered relevant to this proposal:-
9. 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.
10. 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:

City of Durham Local Plan.

11. Q1- General principles
12. Q9- Residential extensions

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

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://content.durham.gov.uk/PDFRepository/cityofdurham.pdf>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

15. Parish Council- no comments

INTERNAL CONSULTEE RESPONSES:

16. Highways Section- no objections to the application.

PUBLIC RESPONSES:

17. The application was advertised by means of a site notice and by letter to 6 neighbouring properties within the area. No letters of representation have been received in respect of the above development.

APPLICANTS STATEMENT:

18. We have spent the last 11 years in Langley Moor growing as a family. We have recently moved to our new house which we hope to make our family home for many years to come. Our proposed extension offers us the opportunity to provide a good home environment that we have always hoped for.

PLANNING CONSIDERATIONS AND ASSESSMENT

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, residential amenity and other considerations.

Principle of development

21. In terms of the principle of the development the site is located adjacent to the settlement boundary for the village of Langley Moor and is situated within an existing housing estate. Langley Moor is a large village 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 Q1 and Q9 of the local plan. Therefore the expansion of the property would be acceptable in principle.
22. In respect of the single storey rear extension this would be classified as permitted development for which formal planning consent would not be required

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. The ridge line of the proposed extension has been set

down from the existing dwelling and whilst the first floor is flush with the existing property, the canopy feature has been continued along the frontage.

24. As previously noted the rear extension is classified as permitted development for which formal planning consent would not be required. The design however of the rear extension ties in with the existing property through the careful selection of construction materials and the mono-pitched roof.
25. Therefore in design terms it is considered that the proposed extensions are in keeping with the host dwelling and would not detract from the appearance of the property or the wider streetscape in line with Policies Q1 and Q9 of the City of Durham Local Plan.

Highway Safety

26. In relation to Highway safety, the Highways Authority has been consulted as part of the application and raises no objections. Whilst it is acknowledged that an additional bedroom would be created the property has a large 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 extensions it is considered that there would be minimal impact. As noted the majority of the works are to be located to the side of the property over the existing garage. The neighbouring property to the north side of the application site does not have any windows on the side elevation and as such it is not considered that the side extension would impact upon this property.
28. In relation to the ground floor element as noted this would be classified as permitted development. In this instance however the garden room has been designed with a solid brick wall to the shared boundary which would ensure that there was no loss of privacy to the neighbouring property.
29. The property to the south of the application site is considered to be sufficient distance away from the proposed works as not to have any impact on this property. In relation to the property to the front of the application site the current privacy distances at first floor level would not be altered from the current arrangement. In relation to the ground floor element due to the layout of the two properties and the existing boundary treatment it is not considered that there would be any issues in this respect.
30. 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.

CONCLUSION

31. 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.
32. 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.

33. 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.

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.
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.

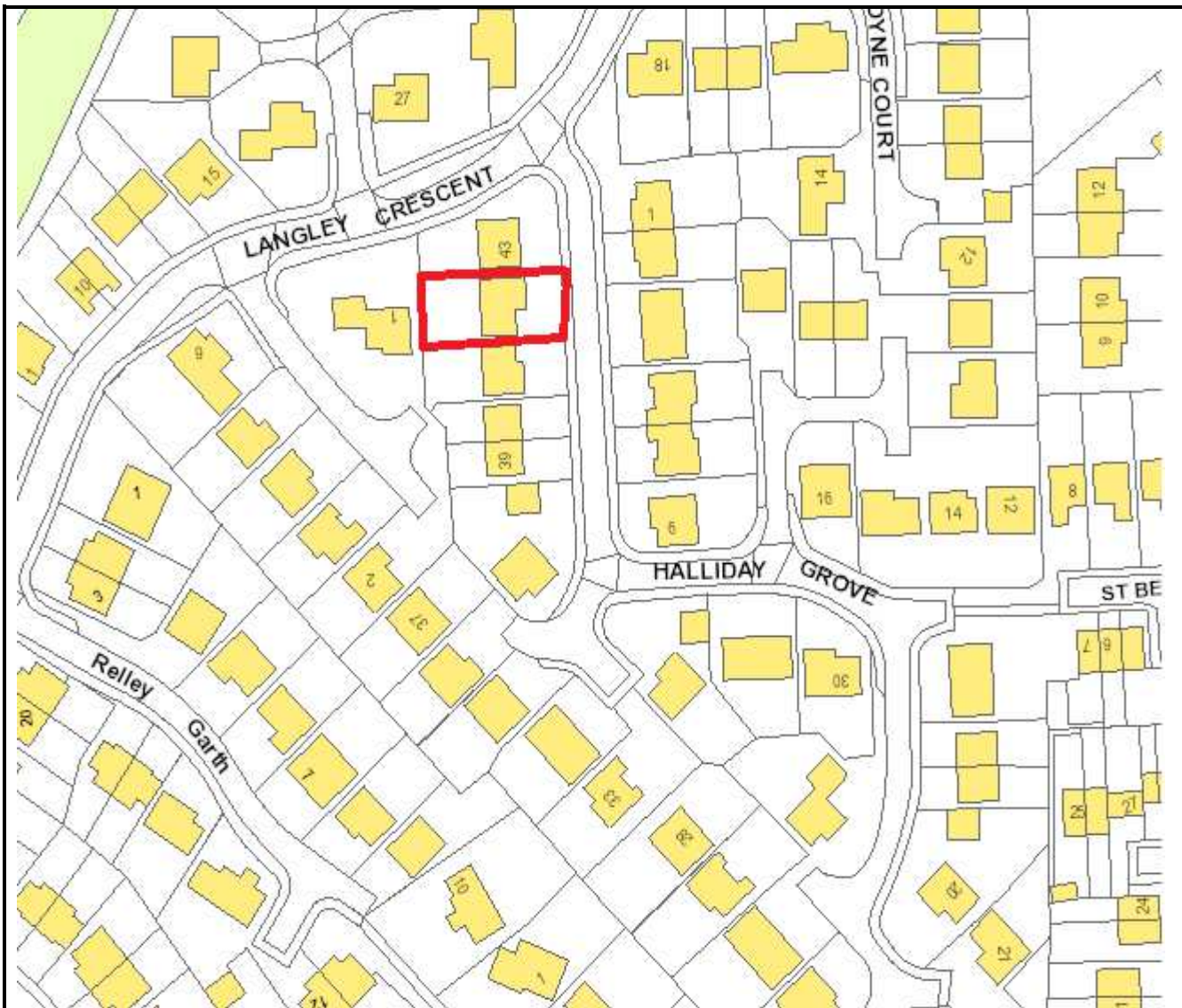
2. The development hereby approved shall be carried out in strict accordance with the following approved plans. Plan References; Location Plan, existing and proposed floor plans and elevations.
Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with saved policies Q1 & Q9 of the City of Durham Local Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

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 and Plans.
- Design and Access Statement
- City of Durham Local Plan 2006
- National Planning Policy Framework
- Consultation Responses



Planning Services

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First floor side extension and rear single storey extension at 42 Halliday Grove, Langley Moor, Durham.

Comments

Date. 9 September 14.

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