

# COMMITTEE REPORT

---

## APPLICATION DETAILS

---

<b>APPLICATION NO:</b>	3/11/00539/FPA
<b>FULL APPLICATION DESCRIPTION:</b>	Erection of two storey rear extension
<b>NAME OF APPLICANT</b>	Mr Jones
<b>ADDRESS:</b>	29 Birkdale Gardens Belmont Durham DH1 2UJ
<b>ELECTORAL DIVISION:</b>	Durham
<b>CASE OFFICER:</b>	Sinead Turnbull Planning Officer tel: 0191 301 8745 e-mail: sinead.turnbull@durham.gov.uk

---

## 1.0 DESCRIPTION OF THE SITE AND PROPOSALS

---

### 1.1. CONTEXT

- 1.1.1 The host property constitutes a semi-detached dwelling house sited on an ample plot within a cul de sac at Birkdale Gardens. The dwelling house is brick built with white UPVC fenestration and is of a modern design. To the north of the application site is number 28 Birkdale Gardens, to the east there is currently no development, to the south is number 30 Birkdale Gardens and to the west is the host dwelling and the estate road.
- 1.1.2 This application is reported to committee as the applicant is a Durham County Council employee within the RED group.

### 1.2. PROPOSAL

- 1.2.1 The application seeks planning permission for the erection of a two storey rear extension. The proposed extension would have a width of 4.175 metres and a depth of 5.95 metres; it would have a height to the eaves of 4.9 metres and a height to the ridge of 6.4 metres. It would be set down 0.6 metres from the ridge of the host dwelling.

---

## 2.0 PLANNING HISTORY

---

- 2.1. 4/02/00093 Erection of two storey pitched roof extension to side and single storey extension to rear of existing dwelling Approved 7/3/2002.

---

## 3.0 PLANNING POLICY

---

### 3.1 NATIONAL POLICY

3.1.1 **Planning Policy Statement 1: (PPS1) Delivering Sustainable Development** sets out the Governments overarching planning policies on the delivery of sustainable development through the Planning System.

### 3.2 REGIONAL POLICY

3.2.1 **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.

3.2.2 **Policy 8: Protecting and Enhancing the Environment** which requires new development to be of high quality and maintain local distinctiveness.

3.2.3 However, The Secretary of State for Communities and Local Government's letter dated 27<sup>th</sup> May 2010 announced the Government's intention to abolish Regional Strategies and return decision making powers on housing and planning to local councils.

### 3.3 LOCAL PLAN POLICY

3.3.1 **Policy Q9 Alterations and Extensions** Extensions to existing dwellings will generally be acceptable provided such extensions are sympathetically designed, do not detract from the character of the area and have no adverse affect on the amenity of neighbours.

---

*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://www.durham.gov.uk/Pages/Service.aspx?ServiceId=6618>*

---

## 4 CONSULTATION AND PUBLICITY RESPONSES

---

### 4.2 STATUTORY RESPONSES:

4.2.1 None requested

### 4.3 INTERNAL CONSULTEE RESPONSES:

4.3.1 None requested

### 4.4 PUBLIC RESPONSES:

4.4.1 The application has been advertised by neighbour consultation letters. No observations have been submitted.

### 4.5 APPLICANTS STATEMENT:

4.5.1 No additional comments to make in addition to the information contained within the application.

## **5 PLANNING CONSIDERATIONS AND ASSESSMENT**

---

### 5.1 The key issues for consideration are:

The visual appearance of the proposal  
Impact on the living conditions of neighbouring properties

### 5.2 The visual appearance of the proposal

5.2.1 The host property is a semi-detached dwelling house sited on a sizable plot with a large enclosed rear garden. It is considered that due to the size of the plot, the site could adequately absorb the proposed extension while still retaining an adequate level of private amenity space. The extension although large has been sympathetically designed to appear subordinate to the host dwelling in terms of scale and massing. The proposed extension would not be readily visible within the streetscene therefore it is considered that the proposal would not bring about any significant intrusions into the visual amenity of the street scene. Matching materials would be a condition of the planning permission. It is considered that the proposed extension would be in keeping with the character of the existing dwelling and the surrounding area in terms of mass, scale, design and materials.

5.2.2 The proposed extension would not have a detrimental effect upon the appearance of the host property and would not have an adverse impact on the visual amenity of the surrounding area. The proposal conforms to policy Q9 of the City of Durham Local Plan 2004.

### 5.3 Impact on the living conditions of neighbouring properties

5.3.1 In respect of impact upon neighbouring properties the proposed two-storey rear extension would represent a large addition to the dwelling, however it is considered that the large building plot could accommodate the proposal without appearing overbearing or creating adverse living conditions for the occupiers of neighbouring properties. The proposed extension would be located 4 metres from the boundary of number 30 Birkdale Gardens. Two first floor windows of the extension would face onto number 30 Birkdale Gardens; it is considered that these windows would not be significantly detrimental to the privacy of number 30 Birkdale Gardens, as the windows would be for an en-suite and a hallway. The proposed extension would be located 4.4 metres from the boundary of number 28 Birkdale Gardens and would be partly screened by the host property's existing detached garage. There would be no windows in the side elevation of the extension facing onto number 28 Birkdale Gardens. There is currently no development to the rear of the application site.

5.3.2 Due to the size of the plot and the orientation of the site it is considered that there would be no significant loss of privacy or amenity to neighbouring properties, nor would there be any significant overbearing or overshadowing to neighbouring properties. It is therefore considered that the proposed development accords with policy Q9 of the City of Durham Local Plan 2004.

---

## 6 CONCLUSION

---

- 6.1 The proposed development is considered to be acceptable with no harm caused to the character or appearance of the host property, the surrounding area or the amenities of neighbouring occupiers in accordance with Policy Q9 of the City of Durham Local Plan 2004.

This decision has been taken having regard to the policies and proposals of the North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008 and the City of Durham Local Plan 2004 which is a saved plan in accordance with the Secretary of States Direction under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004.

- 6.2 In particular the development was considered to cause no harm to the character or appearance of the area or upon the residential amenity of neighbouring occupiers

---

## 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.

**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:

<b>Description</b>	<b>Date Received</b>
Site Location Plan	4/7/2011
Proposed Extension	4/7/2011

**Reason:** To define the consent and ensure that a satisfactory form of development is obtained. In accordance with policy Q9 of the City of Durham Local Plan 2004.

3. The external surfaces of the proposal hereby approved shall be formed using materials which closely match in colour and texture those used on the existing building on which the extension will form part.

**Reason:** To ensure that the external appearance of the development will not be detrimental to the visual amenities of the area. In accordance with policy Q9 of the City of Durham Local Plan 2004.

---

## **8 REASON FOR THE DECISION**

---

- 8.1 The proposed development is considered to be acceptable with no harm caused to the character or appearance of the area or the amenities of neighbouring occupiers in accordance with Policy Q9 of the City of Durham Local Plan 2004.

This decision has been taken having regard to the policies and proposals of the North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008 and the City of Durham Local Plan 2004 which is a saved plan in accordance with the Secretary of States Direction under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004.

- 8.2 In particular the development was considered to cause no harm to the character or appearance of the area or upon the residential amenity of neighbouring occupiers.

---

## **9 BACKGROUND PAPERS**

---

Submitted Application Forms and Plans  
Submitted Design and Access Statement  
City of Durham Local Plan 2004  
Regional Spatial Strategy  
Planning Policy Statement 1  
Response from County Highway Authority  
Internal consultee response  
Planning Circulars 11/95 and 05/05