

# COMMITTEE REPORT

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## APPLICATION DETAILS

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<b>APPLICATION NO:</b>	4/11/00601/FPA
<b>FULL APPLICATION DESCRIPTION:</b>	Erection of single storey pitched roof extension to rear of existing dwelling
<b>NAME OF APPLICANT:</b>	Mr & Mrs Dwyer
<b>ADDRESS:</b>	30 Grove Road, Brandon, Durham, DH7 8AR
<b>ELECTORAL DIVISION:</b>	Brandon
<b>CASE OFFICER:</b>	Stephen Potter Planning Assistant 0191 3018770 <a href="mailto:Stephen.potter@durham.gov.uk">Stephen.potter@durham.gov.uk</a>

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## 1.0 DESCRIPTION OF THE SITE AND PROPOSALS

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### 1.1. CONTEXT

- 1.1.1. The application site lies within the settlement boundary of Brandon, to the west of Durham City in a predominantly residential area.

### 1.2. PROPOSAL

- 1.2.1. The application seeks planning permission for the erection of a single storey pitched roof extension to the rear of the existing dwelling as a sun room measuring 3.5m by 5m.
- 1.2.2. The application is being presented to Committee due to the client being a member of staff within RED.

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## 2.0 PLANNING HISTORY

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- 2.1. None

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## 3.0 PLANNING POLICY

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### 3.1. NATIONAL POLICY

- 3.1.1. **Planning Policy Statement 1: Delivering Sustainable Development** sets out the Governments overachieving 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. In July 2010 the Local Government Secretary signaled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it remains the Government's intention to abolish Regional Spatial Strategies when the forthcoming Local Government Bill becomes law. Both the RSS and the stated intention to abolish are material planning considerations and it is a matter for each Planning Authority to decide how much weight can be attached to this stated intention, having regard to the evidence base which informs the RSS. Policies of particular relevance to this applications include the following:
- 3.2.3. **Policy 8: Protecting and Enhancing the Environment** which requires new development to be of high quality and maintain local distinctiveness.

## 3.3. LOCAL PLAN POLICY

- 3.3.1. **Policy Q9: Alterations and Extensions to Residential Property** states that planning permission will not be granted for alterations or extensions which are not sympathetic to the character or appearance of the area. It also states that development should not detrimentally impact on the residential amenity of surrounding occupiers.
- 3.3.2. **Policy T1: Traffic – General** states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and / or have a significant effect on the amenity of occupiers of neighbouring property.

*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=494>

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## 4.0 CONSULTATION AND PUBLICITY RESPONSES

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### 4.1. STATUTORY RESPONSES:

- 4.1.1. The Highways Authority has raised no objection.

### 4.2. INTERNAL CONSULTEE RESPONSES:

- 4.2.1. None received.

### 4.3. PUBLIC RESPONSES:

- 4.3.1. The application has been advertised by five neighbour notification letters, no objections have been received.

#### 4.3.2. Applicants Statement

- 4.3.3. The proposed extension is considered to be sympathetic to the buildings in the area and traditional materials will be used in their construction to match the existing property.

*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://publicaccess.durhamcity.gov.uk/publicaccess/tdc/DcApplication/application\\_detailview.aspx?caseno=LN7063BN5B000](http://publicaccess.durhamcity.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=LN7063BN5B000)

*Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below.*

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## **5.0 PLANNING CONSIDERATIONS AND ASSESSMENT**

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- 5.1. The main planning considerations relating to this application are the principle of development, the impact upon the visual amenity of the area, impact upon the amenity of adjacent and nearby occupiers and highway safety.
- 5.2. Principle of the Development
- 5.3. The application seeks planning permission for the erection of a single storey pitched roof extension to the rear of the existing dwelling.
- 5.4. The principle of the development is considered to wholly accord with local, regional and national planning policy guidance with the site suitable for residential extensions within the settlement boundary of Brandon.
- 5.5. Impact upon Visual Amenity
- 5.6. The submitted proposal is an extension to the rear of the existing dwelling and will therefore have minimal impact on the wider amenity of the area. In terms of the view from neighbouring properties the brick built design with hip roof is commensurate with the area and host property.
- 5.7. Impact upon Residential Amenity
- 5.8. The proposed development must ensure that the residential amenity of both existing occupiers and the proposed occupants of the new development are adequately preserved in accordance with Policy Q9 of the Local Plan.
- 5.9. No letters of objection have been received in response to the Council's consultation exercise. The proposed extension is not considered to cause any harm to the residential amenity of neighbouring occupiers as the wall to the other half of the semi detached property is entirely of brick, negating any overlooking concerns.
- 5.10. Highways Issues
- 5.11. As the development is to the rear garden, no highway impacts are relevant to this application.

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## **6.0 CONCLUSION**

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- 6.1. The local area has a mix of buildings and properties commensurate with their age in appearance, with a variety of extensions. The development is commensurate with the character and appearance of the neighbouring properties.
- 6.2. No harmful impact on residential amenity will result from the development and no letters of objection have been received as a result of the public consultation exercise.
- 6.3. No harm to highway safety will occur.
- 6.4. Overall the proposal is considered to accord with the Development Plan and Policy 8 of the RSS and Policy Q9 of the City of Durham Local Plan.

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## **7.0 RECOMMENDATION**

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Recommendation that the application is:

### **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 and details:

Proposed Single Storey Extension received 22<sup>nd</sup> July 2011

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies Q9 and T1 of the City of Durham Local Plan 2004.

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.

Reason: In the interests of the appearance of the area and to comply with Policy Q9 of the City of Durham Local Plan 2004.

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## **8.0 REASON FOR THE DECISION**

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- 8.1. The development is considered to represent the efficient use of a previously developed plot of land within a settlement boundary for a domestic extension with no detrimental impact upon the character or appearance of the area, the amenities of surrounding residents or highway safety in accordance with the aims of Policy 8 of the RSS and Policies Q9 and T1 of the City of Durham Local Plan 2004.
- 8.2. No objections or representations were received to the application.

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## **9.0 BACKGROUND PAPERS**

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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