

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/17/01655/FPA
FULL APPLICATION DESCRIPTION:	Proposed Two Storey Extensions and Single Storey Extensions to Side and Rear and erection of porch to Front
NAME OF APPLICANT:	Mr & Ms M & I Wilkes & Rowe
ADDRESS:	6 Abbey Road Pity Me Durham DH1 5DQ
ELECTORAL DIVISION:	Framwellgate and Newton Hall Michelle Hurton
CASE OFFICER:	Michelle.Hurton@durham.gov.uk 03000 261398

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site relates to a residential property located on Abbey Road, Pity Me.

The Proposals

2. Planning consent is sought for the erection of a two storey extension and a single storey extension to the side and rear and for the erection of a porch to the front of the existing dwelling. The extensions will create a larger kitchen and dining room, a sunroom to the rear, a porch and a garage at ground floor and at first floor level the extensions will create an additional 2no. bedrooms increasing the property from a two bed roomed property to a four bedroom property.
3. The application is brought before members as the applicant is a local council member, and an objection has been received.

PLANNING HISTORY

4. None relevant to the application.

PLANNING POLICY

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 dependent.
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 7 (Requiring Good Design) - 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:

9. Q1 & Q2 - New development (General principles) The layout and design of all new development should take into account requirements of uses.
10. Q9 - Alterations and extensions – Proposals for alterations and extensions to residential property will be permitted provided that the design, scale and materials are sympathetic to the main dwelling and the character and appearance of the area; and wherever possible the alteration or extension incorporates a pitched roof; and the alteration or extension respects the privacy of adjoining occupiers of property.
11. H13 – Residential Areas (Impact upon Character and Amenity) Planning Permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.
12. Policy T10 (Parking - General Provision) Vehicle parking off the public highway in new development or redevelopment should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.

EMERGING POLICY:

13. Paragraph 216 of the NPPF says that 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. The County Durham Plan was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 15 February 2015, however that report was Quashed by the High Court following a successful Judicial Review challenge by the Council. As part of the High Court Order, the Council has withdrawn the CDP from examination. In the light of this, policies of the CDP can no longer carry any weight at the present time.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

14. Parish Council – No comments

INTERNAL CONSULTEE RESPONSES:

15. Highways Section - raises no objections due to the provision of off street parking remaining to allow two cars to be parked within the curtilage of the dwellinghouse.

PUBLIC RESPONSES:

16. The application was advertised by means of site notice and by neighbour notification to 5 properties.
17. One letter of objection has been received regarding the location and scale of the proposed development, loss of light, overbearing, impact on amenity, loss of outlook, and not being in keeping with existing house.

APPLICANTS STATEMENT:

18. This application was preceded by a full pre-application approach, conducted In November 2016, ref: PRE21/16/03253.

The pre-application response was largely positive, containing two recommendations:

1. To reduce the height of the proposed sun lounge by substituting the proposed monopitch roof design for a dual pitch, and;
2. To substitute the proposed main roof design from gable type to hipped type.

The recommendations were discussed, with the sun lounge roof then modified as suggested, and this change is reflected in the submitted planning drawings.

The suggested changes to the main roof were not possible to adopt without the creation of further issues, and this was discussed in a series of emails with the case officer, resulting in an email dated 24th November 2016 agreeing that a gable roof would, in fact, be acceptable in this instance. I hope this information is helpful to the committee in reaching their decision

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 development, design, scale and layout, highways and residential amenity.

Principle of development

21. The application site is located within the settlement boundary of Pity Me and is a semi-detached property located within a street where there are two different house types. The street comprises of semi-detached and detached two storey properties.
22. Pity Me is a small village located to the north of Framwellgate Moor and to the west of Newton Hall. There are a range of facilities close to the application site such as the Arnison Centre which is located to the north east of the site, 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, Q2, Q9 and H13 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 was requested that the roof design be amended to incorporate a hipped roofline rather than the proposed gable to ensure the two storey extension would be more in keeping with the host dwelling and wider streetscene, however, due to the design of the two storey side extension having to tie into the proposed two storey mono-pitched rear extension, it is unachievable in this instance. Policy Q9 of the City of Durham Local Plan states that extensions to residential dwellings are to be subordinate to the host dwelling. It is acknowledged that the ridge height of the two storey extension to the side will be the same as the existing which is normally requested to be set down, however due to the reason stated above, and given that a hipped to gable roof extension on the original house would be classed as permitted development, it is considered that a gable arrangement would be acceptable in this instance.
24. The application site is the last semi-detached property within the street, with the neighbouring property being of a difference house type, having a different roofline and detached in nature. On this basis, the proposed design is considered acceptable.
25. The rear build line of the application site is set forward from the rear build line of the neighbouring property number 7 Abbey Road by approximately 2m. The two storey rear element of the proposed development has a projection of 2m, and therefore would bring the two properties rear elevations nearly in line with each other.
26. The two storey and single storey rear extensions are proposed at full width, the first floor element is set down from the existing ridgeline making the extension appear subservient in nature, which complies with Policy Q9 of the City of Durham Local Plan. With regards to the single storey element of the proposed development, it is proposed to have an overall projection of 3.8m closest to the adjoining property number 5 Abbey Road, and the overall projection at ground floor level closest to number 7 Abbey Road is proposed to have a projection of 10.6m. It is acknowledged that this is a substantial projection, however, this is due to the single storey extension replacing the existing detached garage located in the rear garden, adjacent to the side boundary. It is acknowledged that the overall height of the single storey extension will increase, however, it is not considered that the impact caused would adversely impact the neighbouring property significantly more than the existing arrangements on site especially as the roof has been proposed at its lowest height possible and designed with a hipped roofline to minimise any impact caused.

27. The single storey front extension is proposed to create a porch which will project out from the existing front elevation by 0.8m and will incorporate a mono pitched roof which will form a canopy above the porch and garage. Policy Q9 of the City of Durham local plan states that extensions and alterations to dwelling houses should incorporate pitched roofs wherever possible, and it therefore complies with the local plan.
28. Therefore in design terms it is considered that the proposed extension would not detract from the appearance of the property or the wider streetscape in line with Policies Q9 and H13 of the City of Durham local plan.

Highway Safety

29. In relation to Highway safety, the Highways Authority has been consulted as part of the application and the application site is capable of accommodating 2no. parked cars within the curtilage of the property and therefore there will be no highway safety issues with the proposed development.

Residential Amenity

30. In respect of residential amenity, due to the location of the proposed extension it is considered that there would be limited impact. With regards to the two storey element of the proposed development, there is 1no. window proposed to be inserted within the side elevation at first floor level which will serve the bathroom. It is proposed to be obscurely glazed and to open inwards. With regards to the side elevation facing the adjoining neighbour, there are no windows proposed within the elevation on the shared boundary but there are windows proposed within the side and rear elevations of the single storey extension which is proposed to replace the detached garage. These windows will look into the garden area of the application site and due to the existing boundary treatments at the site being timber fencing and various trees and shrubbery, it is not considered that there would be adverse impacts upon loss of privacy or overlooking issues caused by the development.
31. The neighbouring property, number 7 Abbey Road has been extended in the past with a single storey extension to the rear. Within the side elevation facing number 6 Abbey Road, there is a habitable room window serving the kitchen. It is acknowledged that this window will be overshadowed by the proposed extensions, however, officers have visited the neighbouring property, where it was confirmed that the window is a secondary window, as the room has 1no. window on the opposite side elevation and some patio doors within the rear elevation, therefore the room will still get light from these other windows. Furthermore, it is considered unreasonable to restrict development on the application site on the basis of a side window in a neighbouring extension located so close to the boundary line.
32. The application site is a large plot which is capable of accommodating the generous sized extensions proposed. It is not considered that the proposals are overdevelopment of the site given that the dwelling is located slightly forward to the neighbouring property number 7 Abbey Road and that the single storey elements of the scheme are replacing existing extensions and detached structures.

CONCLUSION

33. In conclusion it is therefore considered that the proposed development would have limited impact upon the current levels of residential and visual amenity at the site, streetscene and wider area, given the proposed location of the works. Therefore as a result it is considered that the proposed development would be in accordance with Policies H13, Q1, Q9 and T10 of the City of Durham Local Plan 2004.

RECOMMENDATION

Recommendation that the application is:

APPROVED subject to the following conditions

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; Application Form, Existing Site Location Plan, Proposed Elevations drawing number 17/05/B and Proposed Floor Plans drawing number 17/05/C received 18 May 2017, Existing and Proposed Site and Roof Plan and Existing Garage Plan and Elevations drawing number 17/05/D received 23 May

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with saved policies Q1 and Q9 of the City of Durham Local Plan.

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

4. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) the on-site parking facilities shall at all times be retained for the parking of motor vehicles.

Reason: In order that the Local planning authority may exercise further control in this locality in the interests of highway safety and to comply with Policy T1 of the City of Durham Local Plan 2004.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Durham City Local Plan 2004
- National Planning Policy Framework
- Consultation Responses
- Letters of Representation



Planning Services

Erection of single storey extension to front, two storey extension to side and two storey and single storey extensions to rear at 6 Abbey Road, Pity Me, Durham, DH1 5DQ

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Comments

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