

DELEGATED

AGENDA No.

PLANNING COMMITTEE

19th April 2006

**REPORT OF DIRECTOR
OF DEVELOPMENT &
REGENERATION**

06/0660/FUL

46 REDWING LANE, NORTON, STOCKTON-ON-TEES)

**ERECTION OF ATTACHED GARAGE TO SIDE WITH A BEDROOM IN THE ROOF
AND DORMER WINDOW TO FRONT.**

SUMMARY

The application site is located in Crooksbar, Norton.

Planning permission is required for the demolition of an existing attached garage to the side and the erection of an attached garage to the side with bedroom in the roof and dormer window to the front of 46 Redwing Lane. The proposal will provide a garage and master bedroom with en-suite.

This is the third scheme submitted, the previous two were considered at committee however were both refused due to the unacceptable overbearing effect they would have on the neighbouring property. It is considered that the revised scheme proposed with a significant reduction in the mass of the proposed gable wall adjacent to the neighbouring property overcomes the reasons for refusal

RECOMMENDATION

RECOMMEND that the application 06/0660/FUL be APPROVED subject to the following conditions:

01 The development hereby approved shall be carried out in accordance with the following approved plan(s) unless otherwise agreed in writing with the Local Planning Authority.

Drawing Number SBC 001 – SBC 003 (Inc)

Reason: to define the consent.

02 Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building have been approved in writing by the LPA

Reason: To enable the LPA to control details of the proposed development.

03 The garage to which the permission relates shall be used for the parking of private motor vehicles incidental to the enjoyment of the occupants of the dwelling house and no other purpose.

Reason: To ensure that the adjoining residential properties are not adversely affected by the development.

THE PROPOSAL

This application is for the proposed erection of an attached garage to the side and bedroom space above the garage with dormer window to the front of 46 Redwing Lane. The proposed extension will be located to the North of the property and will be slightly recessed from the front of the original building line. To the rear the "L" shaped extension will project a total of 6.017m towards 48 Redwing Lane and a total of 5.352m at the front. The nearest point of the extension to the boundary line will be approximately 750mm away. The length will be 3.500m and then project a further 665mm then carry on 6.197m.

The master bedroom level of the extension has significantly changed in order to accommodate a recent appeal decision and the neighbouring properties objections. The ridge height of the roof has reduced by 1.200m; which makes the total height of this extension 7.300m, the roof style has altered to a half hipped roof, which appears subordinate to the host property.

The proposed side elevation will extend the full width of the property. To the front elevation there will be two access routes, a door and a garage door, there will also be a dormer window above. The side elevation will be a blank gable in order to protect the privacy of the applicants and the neighbouring property. The rear elevation will contain a door and window to the ground floor and two windows to the first floor.

The properties existing attached garage is currently on the boundary line with no.48 Redwing Lane, it is located towards the rear of the side of the property within view of the neighbours existing conservatory.

The extension will be constructed from materials, which will match the existing property.

CONSULTATION

The neighbour consultation period expired on the 27th March 2006, 2 objections have been received from 37 and 48 Redwing Lane.

37 Redwing Lane

- Having looked at the plans for the proposed development at 46 Redwing Lane, I feel it is similar proportions to the last two applications and because of its size and position will still have an overbearing effect on the neighbouring property, 48 Redwing Lane. (no. 37)
- Viewed from the front, it has the appearance of a modern dormer house sandwiched between two 1940's style properties. It will be built up to the boundary line and leaves no gap between. This in effect will look totally out of character with the original dwelling and its neighbouring properties. (no 37)
- I feel that the external appearance in this case is certainly not in keeping with the street scene in terms of style, proportion and its surrounding area, and

therefore feel I must register my objection to this proposed development. (no 37)

48 Redwing Lane

- The new plans submitted again propose building on top of the garage in the same position as before right up to our boundary. The apex of the end wall extends up to a height of 21ft, the existing roof level, once again will overshadow our conservatory. (no 48)
- The proportion and the height of this building does not fit into the category of a single storey building. It has the same number of floors as the main house and the upstairs rooms are on the same level as the fifth bedroom extension. The larger extended garage is the same size as the previous two applications and will occupy the whole area between our houses. (no 48)
- We bring to your attention no's 54 to 64 Redwing Lane, which are dormer style three bedroom houses. We have noted that one entire house is significantly smaller than the proposed extension, which is required to house one bedroom and en-suite. We believe this extension can be categorised as over development of the site.
- We would like to ask why the other side of their property hasn't been considered for development? There is an equal amount of space on that side.
- We consider this application to be contrary to the criteria laid down by both the Planning Committee and the Inspectorate. It will overshadow our property and curtail the light and sun, which enters our conservatory.

PLANNING POLICY CONSIDERATIONS

Section 54A of the Town and Country Planning Act 1990 states that all planning applications should be determined in accordance with the Development Plan for the area, which is the Cleveland Structure Plan, the consultation draft Tees Valley Structure Plan and the Stockton on Tees Local Plan.

Policy GP1 of the Stockton Local Plan states that:

***“Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate;
i.) The external appearance of the development and its relationship with the surrounding area;
ii.) the effect on the amenities of the occupiers of nearby properties.*”**

Policy HO12 of the Stockton on Tees Local Plan states that:

“Where planning permission is required all extensions to dwellings should be in keeping with the property and the street scene in terms of style, proportion and materials and should avoid significant loss of privacy and amenity for the residents of neighbouring properties”.

MATERIAL PLANNING CONSIDERATIONS

The main issues of this application are its potential impact on the amenity of the occupants in the surrounding area and its impact on the street scene.

This third submission shows the roofs ridge height to be reduced by approximately 1.200m, which has reduced the sheer bulk and mass of this extension from the neighbouring property, no 48 Redwing Lane. The roof style has changed to a half hipped shape, which is considered to be a more sympathetic approach than previous submissions with regards to loss of light to the neighbours.

The ground floor will not impact on the neighbouring property, as there is currently a large attached garage in place. The neighbour's conservatory is positioned behind an existing attached garage at 48 Redwing Lane and is currently not experiencing as much light as expected.

The erection of the bedroom area above the garage is not considered to significantly reduce the amount of natural light into the conservatory at 48 Redwing Lane, the reduction of the height of the ridge and style of the roof is considered to be an acceptable compromise between the neighbours concerns and the applicant's previous proposals.

The objector has commented on the position of the extension with regards to the proximity of the proposal in relation to the boundary and has questioned why the other side of the property has not been considered however it is outside the jurisdiction of the Local Planning Authority to question the applicant's choice of site location and the application must be determined as it stands.

The extension is considered to be in character with the street scene as there are dormer style properties situated further along the road. When a recommendation for an application is considered the Local Planning Authority takes into account the effect the proposal would have on surrounding properties and the street scene however in this case it is considered that the proposed extension will not have an adverse effect on the neighbouring properties or be of any detriment to the street scene

This application is considered to have taken into account the comments from the Inspectorates report and previous planning committee decisions with regards to the overbearing effect on no 48 Redwing Lane. The Bulk and mass has reduced significantly and will not create an overbearing effect on the neighbours.

CONCLUSION

The development is considered acceptable and will not adversely affect the amenity of the adjacent properties or detract from the street scene.

Director of Development & Regeneration

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Financial Implications

None

Environmental Implications

None

Community Safety Implications

None

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Background Papers:

Stockton Borough Council Local Plan

Ward(s) and Ward Councillors:

Norton West Ward

Councillors Mrs P A Cains and Mr R Cains