

DELEGATED

AGENDA NO.

REPORT TO PLANNING COMMITTEE

DATE: 10th May 2006

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

06/0809/FUL

ERECTION OF DETACHED DOUBLE GARAGE AND SINGLE STOREY REAR
EXTENSION AT 646 YARM ROAD, EAGLESCLIFFE
Expiry – 12th May 2006

SUMMARY

This is an application for the erection of an attached double garage and a single storey rear extension at 646 Yarm Road, Eaglescliffe. The property is a large detached dwelling and the proposal will also involve the demolition of the existing detached garage and rear conservatory.

The application is being referred to the Planning Committee as application 06/0606/FUL refers to the same property and is being considered at this meeting.

RECOMMENDATION

Planning application 06/0809/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(s) : SBC0001, Drawing No 01.

Reason: To define the consent.

02. Prior to the commencement of the construction of the external walls and roofs of the development, hereby approved, precise details of the materials to be used in these structures shall be approved, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory form of development.

BACKGROUND

Site Description

The property is a large detached dwelling located on Yarm Road, which is dominated by similar properties. The property has a large front and rear garden.

Planning History

The property has outline planning permission for the erection of one dwelling to the rear and associated access. A full application for a dormer bungalow (06/0606/FUL) is also being considered at this meeting

Proposal

The applicant proposes to demolish an existing detached garage on the site and erect an attached garage measuring 5.5m x 7.5m x 4.5m high, with a pitched roof. A single storey extension will be erected along the rear of the property to provide access between an existing utility room and the proposed garage; this will measure 6.5m x 2m wide. An existing rear conservatory is to be demolished and replaced with a small rear extension measuring 3m x 1m x 3m high, with a lean to style roof.

CONSULTATIONS

Head of Integrated Transport and Environmental Policy

Although the proposed garage only has a single car entrance, there is sufficient space to accommodate 2 vehicles. The proposed driveway still leaves sufficient turning facilities so as vehicles can exit the driveway in forward gear. Therefore, I have no adverse comments to make regarding this application

Neighbour consultation

The Neighbour consultation period expired on the 11th April 2006 and five objections have been received and are indicated below.

Eaglescliffe Preservation Action Group

EPAG object to this application because it alters the charm and appearance of a beautiful period dwelling.

There is also concern that the left side of the elevation would be a large brick wall, which is visually unattractive and extremely stark. The front of this garage would also be very close to an existing south facing ground floor window and we believe this will cut the amount of natural light adversely affecting the principal family rooms. This adversely affects both the privacy and amenity of neighbours.

There is no mention of materials and we are also concerned that the possible use of modern materials would be out of keeping with the rest of the house.

Dr Moira Royal – 648 Yarm Road – 2 objections have been received

This house is one of the most distinctive on Yarm Road. The current garage is an integral part of the overall presentation of the dwelling, both in its construction and situation. The proposed development would have a damaging effect on the general appearance of the plot, which is in a prominent location, being easily visible to all travelling along the A135. The appearance appears unsympathetic to the heritage of this part of Yarm Road and totally out of keeping with the mature housing close to this property. If I had been aware of the changes in fenestration associated with the application relating to a loft conversion at 646, I would have objected then as, not only does this ruin the front view of 646, it also compromises amenity and privacy of neighbouring properties.

Although I realise this application has to be considered in its own right, I feel it should be regarded as part of the applicants 'grand scheme' to 'shoehorn' an overbearing and unacceptably intrusive house into their back garden.

Mr David Royal – 648 Yarm Road

This application is part of the owner's grand plan to get maximal occupancy of their site to the detriment of the neighbourhood in general. It is inextricably linked to application 06/0606/FUL, which aims to 'shoehorn' a huge two-storey bungalow into the back garden and drive an access road through an existing garage. I cannot understand why the applications are being considered separately as they are inextricably linked and in reality are parts of the same development.

The existing house is one of the most distinctive on Yarm Road and the joint frontage of house and period garage surely has some historic and architectural merit that should be preserved. By removing the garage and building an access road the whole proportion of the site will be lost.

The existing lime tree is listed and of special interest to SBC.

Mrs H V Thompson – 4 Ashville Avenue

The existing house is a fine period dwelling on one of the best road in Eaglescliffe. These plans alter the inherent character of the building by bolting on an inappropriate garage. I feel this is a poor design and, therefore, contrary to the design principles of our local council and central government.

Dr A Thompson – 4 Ashville Avenue

I find these plans aesthetically unacceptable. This lovely house is to have an extension that creates fenestration difficulties to the front left. A new garage is proposed so close to an existing window as to block out light and create an untenable view.

PLANNING POLICY CONSIDERATIONS

Policies GP1 of the adopted Stockton on Tees Local Plan is relevant to this application.

Policy GP1

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;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy HO12

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 considerations of this application are the visual impact upon the street scene and the impact upon the privacy and amenity of neighbouring residents.

The property is a large detached dwelling with an existing detached garage. The application includes the demolition of this garage and erection of an attached garage. Many of the objections raised to this application refer to the property as a historic and distinctive property and there are concerns that this proposal will have a negative impact upon its appearance.

The property is not a listed building and is not within a conservation area. The existing garage may be demolished without planning permission and the outline permission for bungalow to the rear gives approval for the access, which will be taken through the site of the existing garage.

The proposed garage is designed with a pitched roof and the imposition of a condition requiring the approval of the Local Planning Authority to the materials to be used will ensure that the proposal is in keeping with the existing dwelling. An attached garage, approved as part of planning approval 00/1563/P, has been erected at 535 Yarm Road, which is directly opposite the application site.

It is considered that the proposal is in keeping with the property and street scene and will not have a significant impact upon the visual amenity of the area.

The proposed garage will be situated further from the boundary with No.648 than the existing garage and will not have any windows in this elevation. The small rear extension, that will be adjacent to the boundary with No.644, will have a projection of 1m and will replace an existing conservatory with a projection of 3.8m along the boundary. There is also a 2m high hedge along this boundary that will protect the privacy of these residents.

The proposed extension that is to run along the rear of the property will not be visible from either of the adjacent dwellings and will face towards the large rear garden. It is, therefore, considered that there will not be any significant loss of privacy or amenity for neighbouring residents as a result of this application.

An objection was raised that related to a loss of light and view in ground floor windows. However, these windows are those of the applicant's property and not neighbouring properties.

The Head of Integrated Transport and Environmental Policy is satisfied that the proposal will provide sufficient car parking spaces and still allow the vehicles to leave the property in forward gear.

CONCLUSIONS AND RECOMMENDATION

For the above reasons it is considered that the proposals will not have a detrimental impact upon the residential amenity of the immediately adjacent properties or upon the visual amenity of the street scene.

Therefore the application is recommended for approval subject to the conditions stated above.

Director of Development & Neighbourhood Services

Contact Officer: Rebecca Wren - Telephone No. 01642 526065

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
Planning applications: 06/0606/FUL

Ward Eaglescliffe Ward

Ward Councillor Councillor Cherrett, Councillor Fletcher and Councillor Mrs Rigg