

DELEGATED

AGENDA NO.

PLANNING COMMITTEE

31st May 2006

REPORT OF CORPORATE
DIRECTOR OF DEVELOPMENT
AND NEIGHBOURHOOD
SERVICES

06/0834/FUL

1 WEST HARTLEPOOL ROAD, WOLVISTON, BILLINGHAM
CONSERVATORY TO SIDE AND RELOCATION OF SHED.

Expiry Date: 1st June 2006

Summary

This application site is a detached dwelling located on the corner of West Hartlepool Road and Sunderland Road. The dwelling is located within a conservation area of Wolviston and outside the permit of an Article 4 Directive.

The applicant is a Ward Councillor and the application is therefore required to be determined by the Planning Committee.

Recommendations

RECOMMENDED that application 06/0834/FUL be approved with the following condition.

1. ***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): - SBC001, DRWG001, DRWG002***

Reason: To define the consent.

2. ***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(s) have been approved in writing by the Local Planning Authority.***

Reason: To enable the Local Planning Authority to control details of the proposed development.

The Proposal.

3. This application is for the erection of a conservatory to the side of the property and relocation of an existing shed.
4. The existing shed had planning approval (01/0471/P) on 8.5.2001
5. The site is located within a street scene dominated by a variety of house types, a community hall, a Church and Public House Car park.

Consultations

6. The application was publicised by a press advert, site notice and letters to nearby residents. The period for comment expired on the 1st May 2006 and no representations were received.

Planning Policy Considerations

7. Policy GP1 of the local plan requires all proposals for development to be assessed against a number of criteria, which include concerns about the external appearance of the development.

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 of the local plan

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.

Policy EN24

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

Material Planning Considerations

8. The main considerations in regards to the application is the affect of the proposal on the character and appearance of the conservation area and existing building in terms of scale and materials and the potential impact on the amenity of neighbours.
9. There are residential properties located to the North and East of the site, a public house and car Park to the South of the site. To the West, there is the highway of Sunderland Road, Wolviston.
10. There are two proposals to this application and for clarity; each one will be assessed separately.

Conservatory to side

11. The proposal will be sited in a void space of the garden area to the East elevation of the property, which faces onto the boundary of No. 3 West Hartlepool Road and the boundary wall of the application site.
12. The proposed conservatory will measure 5.045m wide x 2.8m long, with a maximum height of 2.8m. The proposal will comprise of a timber cladding frame, with a polycarbonate roof. The conservatory will be glazed on each elevation, with a pair of French doors to the North elevation facing onto No.6 Sunderland Road, Wolviston.
13. The boundary treatments to the site, comprises of a 2.0m high brick wall to the South perimeter, which is adjacent to the footpath of West Hartlepool Road. This boundary wall will partially screen the development from the street scene of West Hartlepool Road.
14. To No.3 West Hartlepool Road's boundary, there is a 2.0m high wooden fence with trellis above with a further screening of trees and shrubs;
15. To the boundary of No.6 Sunderland Road, there is a 1.7m high wooden fence with a screening of trees and shrubs. It is also, to be noted that the garden area to No.6 Sunderland Road, is at a lower level than the application site and there will be a distance of 11.0m metres from the conservatory to the boundary fence of No.6 Sunderland Road.
16. Guidance on extensions is provided in Supplementary Planning Guidance no. 2: Householder extension guide. Experience suggests that a projection of about 3m offers a reasonable compromise between the need for space by the applicant and an acceptable impact on the neighbour. As the proposal only projects 2.8m and there is no direct adjacent dwelling to the proposal, the 60-degree rule is not applicable.

17. The development is in keeping with the property and in character of the Wolviston Conservation area in terms of style, proportion and materials. It is therefore considered that due to the boundary treatments and the distances of the proposal in respect to neighbours, that there will be no impact on amenity or overlooking of the neighbouring properties

Relocation of Shed

18. As stated above, the existing shed was approved planning permission on 8.5.01. It measures 3.0m wide x 4.2m long x 2.0m high with a flat roof. It is of a wooden timber frame construction and is currently sited to the West elevation of the site; close the boundary wall of the site.

19. The shed is screened by a 2.0m high brick wall and a double detached garage to the boundary adjacent to the highway of Sunderland Road and the gable wall of No.6 Sunderland Road.

20. The proposal involves, moving the shed 3.5 metres to the East, towards the central garden area.

21. Taking account of above, it is considered that the relocation of the shed would not have a detrimental effect on the amenity of neighbouring property at No.6 Sunderland Road in terms of overbearance, as it will not project further than their building line and will remain screened by their gable wall, as it currently does at present.

22. This is therefore considered in keeping with the development as a whole, in terms of style, proportion and materials and does not involve any significant loss of privacy and amenity for the neighbouring properties.

Conclusion

23. It is considered that the proposed conservatory and relocation of shed will not have a detrimental impact on the visual amenity of neighbouring properties or the character of the Wolviston Conservation area.

24. The application is considered to be in accordance with policies GP1, HO12 and EN24 of the Stockton on Tees Local Plan and is recommended for approval subject to the conditions specified above.

Corporate Director of Development & Regeneration

Contact Officer: Fahim Farooqui.

01642 528558

Financial Implications - As report.

Environmental Implications - As Report

Community Safety Implications - N/A

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-on-Tees Local Plan**

GP1

H012

EN24

Ward and Ward Councillors

Northern Parishes

Councillor S Parry