

DELEGATED

AGENDA NO .

PLANNING COMMITTEE
21st June 2006

REPORT OF CORPORATE DIRECTOR
OF DEVELOPMENT AND
NEIGHBOURHOOD SERVICES.

06/0843/FUL
THORNTREE FARM BASSLETON LANE THORNABY
REPLACEMENT OF ROOF TO PROVIDE DORMER STYLE BUNGALOW.
EXPIRY DATE 24th May 2006

Summary:

The application site is Close Paddock near Betty's Close Farm, Ingleby Barwick. A large bungalow is currently located towards the centre of the site with modern residential properties to the east.

Recently outline planning consent has been granted in erection of 2no. detached dwellings to the front of the existing property and for the erection of 2no. single storey extensions to the side and rear.

Letters of both objection and support have been received in relation to the proposed development, the main issues of which are detailed within this report.

Whilst it is appreciated that the applicants have attempted to overcome the Local Planning Authorities concerns by revising the application, the proposed development is still considered to be out of proportion with the property and is viewed to be contrary to policies GP1 and HO12 of the adopted Stockton on Tees Local Plan and the council's householder extension guide.

Recommendations:

RECOMMENDED that application 06/0843/FUL be refused for the following reason:

01. In the opinion of the Local Planning Authority the proposed development is considered to be out of proportion and keeping with the existing property to the detriment of the aesthetic quality and character of the property, contrary to policies GP1 and HO12 of the adopted Local Plan and the Councils Supplementary Planning Guidance No.2.

History

1. The application site has a previous history with various planning applications consisting of both refusals and approvals. Most recently outline planning consent was granted in 2005 for the erection of 2no. detached dwellings in the area of land to the front of the property (04/3943/OUT). Further more a planning application for the erection of 2no. single storey extensions to provide a total of 8no. bedrooms and additional living space was approved for the property with conditions in January 2006 (App no. 05/3206/FUL).

The Proposal

2. The application site is Close Paddock near Betty's Close Farm, Ingleby Barwick. A large bungalow is currently located towards the centre of the site with modern residential properties to the east, to the south of the site lies the private amenity area with the Leven Valley beyond. Access to the site is via a shared driveway off Crosswell Park.
3. Originally planning consent was sought to increase the height of the existing roof by approximately 4.5 metres to form two further storeys and a total of 14no bedrooms for the applicant's extended family. After discussions with the case officer over the external appearance of the original proposal a revised scheme was submitted.
4. Revised plans have subsequently been submitted to try and address the Local Planning Authorities concerns. The proposal now involves large dormer windows and increasing the height of the roof to a maximum of 7 metres to provide a total of 10no. bedrooms.
5. Further discussions have taken place between the applicants and the case officer. The view is still taken that the proposed development is out of keeping with the proportion with the dwelling and a letter and sketch has been provided to demonstrate what style of dormer bungalow would be considered acceptable (see appendices). Other alternatives have also been suggested such as including a single storey extension with a dormer arrangement to provide additional living areas on the ground floor.

Consultations

The following responses have been received from departments and bodies consulted by the Local Planning Authority

Head of integrated Transport and Environmental Policy

The applicant proposes to change the number of bedrooms from 4 to 14 and retain the existing four incurtilage car parking spaces, which would not be sufficient. The scale of use of the existing dwelling may result in an over intensification in traffic terms. Therefore a transport statement must be produced to demonstrate what impact the proposed development will have on the existing unadopted access and upon the adjacent highway infrastructure, together with an appraisal of the parking provision.

Ingleby Barwick Parish Council

This is inappropriate development of an existing bungalow. The sleeping area is disproportionate to the living area.

6. The Local residents and occupiers have been individually notified of the application. The latest neighbour consultation period expired on the 19th May 2006. 9 letters of objection has been received to the proposed development.

Objections are raised in relation to both schemes over:

Increase in vehicular traffic to the detriment of highway safety

Insufficient parking

Loss of privacy and daylight

Question whether the existing structure will be able to accommodate the increased load

Out of keeping with the area

Impact on the landscape setting
Impact on the wildlife of the area
Concerns over future development proposals
Contrary to the Council's Supplementary Planning Guidance

1 letter of representation has also been received raising concerns over the three-story nature of the original proposal but state that they would not find the application objectionable if it was for a two-storey dwelling.

8 letters of support have been received in relation to the proposed development including 1 petition with 12 signatures from the applicants and the surrounding properties.

Planning Policy Considerations

7. Where an adopted or approved development plan contains relevant policies, Section 54A of the Town and Country Planning Act 1990 (as amended) requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans are the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP).

The following policies of the adopted Stockton on Tees Local Plan are considered to be relevant to this decision;

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.

Permission for two-storey rear extensions close to a common boundary will not normally be granted if the extension would overshadow or dominate neighbouring property to a substantial degree.

Permission for two-storey side extensions close to a common boundary will not normally be granted unless they are set back from the boundary or set back from the front wall of the dwelling.

Material Planning Considerations

8. The main planning considerations of this application are the impacts on the character of the property and surrounding area, access and highway safety and the amenity of the neighbouring properties.

Character of the property and the area:

9. Policy HO12 of the local plan advises that extensions should be in keeping with the property and street scene in terms of style, proportion and materials, equally, the Council's SPG outlines key principles of designing extensions. It is advised that all extensions should blend in with the dwelling in terms of siting, design, scale and materials, and in the context of the wider street scene so that they complement the main house; for example through being smaller or set back.
10. In terms of loft conversions it is specifically advised that whilst increasing the heights of roofs may be possible it is often a drastic measure, which may potentially upset the aesthetic balance of the property, and that there are only a few houses where it could be done without significant visual harm. Equally homeowners are advised that traditionally shaped dormer windows will be preferable to large flat roofed dormers, and multiple smaller dormers will be better than a single large window.
11. Within the immediate locality there are a range of dwelling types and sizes including bungalows, dormer bungalows and two-storey dwellings. Given the range of property style and secluded nature of the site it is likely that the height of the roof could be raised to accommodate a loft conversion without causing undue harm to the visual amenities of the locality. However, it was felt that the increase in the height of the ridge to 9 metres would have unbalanced the property and be out of keepings with its style and character. The applicant's were advised of this and asked to consider a more traditional dormer bungalow arrangement.
12. It is appreciated that the applicants have taken on board some of the advice offered but it is felt that that the revised proposal is still out of keeping with the proportion and scale of the existing dwelling, unbalancing the property and is detrimental to the aesthetic qualities of the building. The proposal is therefore considered to be contrary to policies GP1 and HO12 of the adopted local plan and the Councils Supplementary Planning Guidance on householder extensions.

Amenity on neighbouring properties:

13. Several objectors have raised concerns over a loss of daylight and privacy, whilst it is proposed to insert additional windows in the side elevation these are to be bathroom windows and will not result in any significant issues of overlooking. The neighbouring properties are also located an adequate distance away from the surrounding residential properties and will therefore not suffer from any significant loss of amenity or privacy.

Access and highway safety:

14. The Head of Integrated Transport and Environmental Policy have commented that a transport statement is required due to the overall scale of development proposed and the potential over-intensification of the site in traffic terms. No traffic statement has been submitted, however the proposed development is a residential development and a traffic statement is considered to be unnecessary for this application.

Impact on green wedge and nature conservation:

15. To the south of the application site lies an area of green wedge and a Site of Nature Conservation Importance as designated in the Adopted Local Plan. Whilst the proposal will result in an increase in roof height it is not considered that the development would be significant enough to encroach on or impact on these areas to justify a reason for refusal on these grounds.

Conclusion.

16. Whilst it is appreciated that the applicants have attempted to overcome the Local Planning Authorities concerns by revising the application, the proposed development is still considered to be out of proportion with the property. In conclusion the proposed development is considered to be detrimental to the style and character of the existing dwelling and is considered to be contrary to policies GP1 and HO12 of the adopted Stockton on Tees Local Plan and the council's householder extension guide, consequently the application is recommended for refusal.

Corporate Director of Development & Neighbourhood Services

Contact Officer: Simon Grundy

01642 528550

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 Adopted Local Plan (1997)

04/3943/OUT

05/3206/FUL

Ward and Ward Councillors

Ingleby Barwick West Ward

Councillors K Dixon, L Narroway and R Patterson