

DELEGATED

AGENDA NO.

PLANNING COMMITTEE

12th July 2006

**REPORT OF CORPORATE
DIRECTOR OF DEVELOPMENT
AND NEIGHBOURHOOD
SERVICES**

Planning Application 06/1777/REV

11 Darlington Road, Stockton

Revised application for single storey extension, garage to rear, additional living space in the roof and erection of 1.8m high boundary brick wall to front.

Expiry Date: 2nd August 2006

Summary

This application site is a detached dormer bungalow at No.11 Darlington Road, Stockton, which is located within a street scene of mixed and varied house types.

The proposal involves the erection of a single storey extension, garage to rear, additional living space in the roof and erection of 1.8m high boundary brick wall to front.

The previous application 06/0772/FUL was withdrawn by the applicant due to concerns raised by the neighbouring property at No.9 Darlington Road and involved the erection of a single storey extension to the rear, detached garage and creation of additional living space in the roof.

Within this application, two letters of objection have now been received from neighbouring residents at No.4 Briar Walk and No.9 Darlington Road, Stockton and due to the applicant being an employee of Stockton-on-Tees Borough Council; the application is to be determined by the Planning Committee.

Recommendations

RECOMMENDED that application 06/0772/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):- SBC0001, SBC0002, DRWG001, DRWG002, DRWG003, DRWG004, DRWG005, DRWG006

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

1. This application involves the erection of a single storey extension, garage to rear, additional living space in the roof and erection of 1.8m high boundary brick wall to front
2. The additional living space in the roof will consist of the installation of 1 No. dormer window to the rear elevation and 1 no. velux window in the Eastern elevation and 4no. velux windows in the Western elevation of the roof.
3. There is currently a 1.5m high wooden fence to the front boundary and is to be replaced with a 1.8m high brick pillars with a 1.4m high brick base.
4. The site is located within a street scene dominated by a varied mismatch of house types on Darlington Road, Stockton.

Consultations

1. The neighbour consultation period expired 30th June 2006.

Two letters of objection were received from neighbouring residents at No. 4 Briar Walk, Hartburn, Stockton and No.9 Darlington Road, Stockton.

The comments made can be summarised as follows:-

Mr R. Cornwell, No.4 Briar Walk, Hartburn, Stockton

2. The wall at the front of the property is considered to be inappropriate and not in keeping with the adjacent property and conservation area. Would like to view the associated documents regarding the additional accommodation upstairs overlooking other property.

Mr J Johnstone, No.9 Darlington Road, Stockton

3. The revised scheme is an improvement on the earlier proposal, but does not resolve my objection. The one velux window to the eastern elevation will overlook onto my property, if this proposed window in the roof was to be removed, I would happy to withdraw my objection.
4. I would also request the Planning committee is given sight of my objection to my objection to the earlier application:

The above comments raised within Mr Johnstone's previous objection letter have been summarised as follows:

5. The proposed single storey extension will cause a loss of some sunlight from the back garden of my property, in the summer. The proposed 3 no. velux windows in the eastern elevation of the existing and proposed roof of the first

floor accommodation will represent a considerable invasion of privacy and loss of amenity to the my property. If the windows were installed in the North or South elevations of the first floor living accommodation, the problem of overlooking would be eliminated. If another source of natural light cannot be found to the proposed living accommodation, the application should be refused.

6. Councillor Joan Wade and Councillor Eileen Johnson:

No comments received

7. The Head of Engineering & Transportation

I have no adverse comment to make regarding this application.

Planning Policy Considerations

8. 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.

9. 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.

Material Planning Considerations

10. The main planning considerations in respect of the proposed development are the impact of the proposals on the street scene and appearance of the property in terms of scale, design and materials, the potential impact on the amenity of the occupants of neighbouring properties and access and highway safety considerations.

11. The dwelling is a detached dormer bungalow, which faces onto the main highway of Darlington Road with a long driveway to the side of the property adjacent to the boundary of No.13 Darlington Road, a large garden area to the rear and a private road Briar Walk, to the Eastern boundary, separating the application site from No. 9 Darlington Road.
12. The property at No.13 Darlington Road, which is located to the west, is a similar detached dormer bungalow, No.9 Darlington Road to the East is a two-storey dwelling and the properties to the rear at Briar Walk are detached bungalows.
13. The boundary treatments to the property comprise of 1.8m high wooden fencing to both sides and rear perimeters.
14. As there are various proposals to this application and for clarity, each one will be assessed separately:
15. **Single Storey extension and garden room to rear:**
16. There is already a single storey extension (6.1m long x 4.0m wide x 3.15m high), which is located to the rear of the property and adjacent to the highway of Briar Walk. This is to be demolished prior to commencement of the proposal if approved.
17. This part of the proposal will involve the extension of the existing kitchen and living room and the erection of a garden room to the rear of the property. The extension to the living room and kitchen will project 6.0metres from the original part of the house, 11.5m wide and will have a pitched roof to match the existing roof height of 6.0m. The proposed garden room will be attached to the rear of the proposed kitchen extension and sited adjacent to the highway of Briar Walk. It will measure 4.0m long x 4.1m wide with a pitched roof height of 4.0m.
18. To the eastern elevation, which faces onto Briar Walk, the proposed extension will have 2 No. Windows to the ground floor level; to the western elevation, which faces onto No.13 Darlington Road, there will be 3.No windows installed to the ground floor level and to the rear elevation of the proposal, there will be 3 No. windows, French doors and an access door.
19. The existing property currently projects 19.5 metres along the boundary adjacent to the highway of Briar Walk and 13.3m to the boundary of No.13 Darlington Road. After the proposal, the projection would be increased to 24.2m to both boundaries. The angle of the proposed roof will match the existing roof at 30 degrees.
20. The distance between No.9 Darlington Road and No.11 is 15.5m from gable to gable. No. 9 Darlington Road's boundary treatment adjacent to the highway of Briar Walk comprises of a 2.0m high screening of trees and shrubs followed on by a 1.8m high close boarded fence to the rear perimeter. No.13 also has a single storey extension close to the boundary of No.11, which is screened by a 1.8m high wooden fence.
21. Taking account of above, it is considered that due to the existing boundary treatments of the application site, distances involved in respect to neighbours,

the angle of the proposed roof and that the rear gardens of the neighbouring properties are North facing, there will be no impact on amenity or overlooking, overbearance and loss of sunlight by the proposal to neighbouring properties. These factors also negate the necessity for obscure glazing and fixed openings in the proposed windows at ground floor level.

22. This is part of the development is also considered in keeping with the development as a whole, in terms of style, proportion and materials.

23. Additional living space in the roof:

24. As stated above, a new roof will be erected above the proposed extension, which will match the existing roof design, height and angle. It will have 1 no. dormer window to the rear elevation, 1 no. velux windows to the Eastern elevation which will part of the proposed landing at first floor and 4 no. velux windows to the Western elevation, which will be part of the 2no.bedrooms, study and bathroom in the first floor level.

25. Advice given in paragraph 9.1, 9.2 and 9.3 of this Council's adopted guidance SPG2: Householder Extensions - Loft conversions: states that raising the roof height to allow more of the space to be used, is somewhat a drastic measure and will significantly upset the aesthetic balance of the house and create significant visual harm and is therefore not normally supported by the Council. Normally roof windows of any design are not permitted in the front elevation unless they are already a feature of the house or street. Windows would be acceptable on the rear elevation and in some cases side elevations and be more traditionally multiple shaped dormer windows will be preferable than a single large window.

26. It is considered that the proposed increase in roof height and dormer windows have been assessed by size, design and siting and meet the Council's adopted guidance SPG2 requirements and due to the locality, it is not envisaged there will be an amenity issue to warrant a refusal.

27. With regards to installation of the Velux windows; the 1 no. in the eastern elevation and 2 no. in the Western elevation nearest to the front of the property are in the original part of the roof and would be permitted development and cannot be considered in determining this application.

28. The remaining 2 No. velux windows in the western elevation of the proposed roof are to be assessed as part of this planning application with regards to overlooking and loss of amenity issues to neighbouring properties.

29. It is considered that the proposed velux windows, would be at angle within the proposed loft room, and would overlook onto the pitched roof of the property of No.13 Darlington Road and not create an overlooking issue to this neighbouring property

30. Overall, the dormer window and velux windows on this site are in keeping with the overall new design and aesthetically improve the existing dwelling.

31. Detached garage to the rear:

32. The proposed detached garage is to be sited to the rear of the property, nearest to the boundary of No.13 Darlington Road. It will measure 3.4m wide x 6.5m long, with a maximum pitch height of 3.2m.
33. In its southern elevation there will be a garage door measuring 2.15m x 2.0m and double access doors to the Eastern elevation. There are no windows or doors in the western and northern elevations.
34. It is considered that due to the siting of the proposal and the style of the garage it is not considered that the proposal will have a significant detrimental impact upon the occupiers of the adjacent properties.
- 35. Erection of 1.8m high boundary brick wall:**
36. The boundary treatment to the front of the property currently comprises of a 1.5m high wooden fence treatment.
37. This is to be replaced with 1.8m high brick pillars and a 1.5m high brick base arrangement to the front.
38. The design of the wall is similar to the adjacent neighbouring property at No.13 Darlington Road and there are several properties along Darlington Road with similar types of boundary treatments.
39. Therefore it is considered that this proposal will not be detrimental to the street scene due to the modest length and height and the fact that it follows the existing line of the boundary of the property. Also, there are several mixed proposals within in the street scene comprising of brick walls, high hedges and wooden fencing over 1.5m in height.
- 40. Access and Highway safety:**
41. The Head of Engineering and Transportation has made no adverse comments regarding this application, as there is sufficient in-curtilage car parking to accommodate the increase in bedrooms and living space. Therefore the proposed development is acceptable in highway safety terms
- 42. Representations and views received**
43. The comments raised within the objection from neighbouring resident at No.4 Briar Walk, Stockton regarding the boundary wall being out of character have been duly noted and have been addressed above in that it is in keeping with the surrounding area, however, with regards to the site being with the conservation area, this part of the Darlington Road, does not fall within this realm or scrutiny. Therefore cannot be considered against that criterion.
44. E-mail was sent to the objector Mr.Cornwell, providing information to him to view this application on-line via the Internet, due to him being abroad. No further comments or objections have been received by the department from Mr. Cornwell regarding the rest of the developments within the application submitted.
45. The comments raised within the objection from neighbouring resident at No.9 Darlington Road regarding overlooking issues by the proposed 1no.velux

window, have been duly noted and can be addressed by stating the proposed velux window in the eastern elevation of the roof, will be part of the existing landing and will be erected in the existing part of the roof, of which is permitted development and therefore cannot be considered in determining this application. As it could be installed at any time without planning permission.

46. Conclusion

47. It is considered that the proposed developments will not have a detrimental impact on the visual amenity of neighbouring properties or the street scene of Darlington Road, Stockton.

48. The application is considered to be in accordance with policies GP1 and HO12 of the Stockton on Tees Local Plan and should be approved subject to the condition specified.

Corporate Director of Development & Regeneration

Contact Officer: Fahim Farooqui.

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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

Ward and Ward Councillors Grangefield -
Councillor Joan Wade
Councillor Eileen Johnson.