

DELEGATED

AGENDA NO .

**PLANNING COMMITTEE
31st January 2007**

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

**06/3626/FUL
35 Nunnington Close, Ingleby Barwick
Two storey extension to the side.**

Expiry date: 1st February 2007

Summary:

The application site is a detached dwelling located on a residential cul-de-sac.

The applicant is seeking permission for the erection of a first floor extension over an existing attached garage and a two storey extension to the side of 35 Nunnington Close.

No letters of representation have been received from the neighbouring residents.

It is considered that the proposed extensions are of a scale, design and proportion that complement the existing dwelling. There are similar existing extensions on properties within Nunnington Close and it is not considered that the proposal would have an adverse impact on the street scene. The design and layout would maintain the privacy of the occupants of existing dwellings and would not dominate or overshadow those properties. It is considered that the proposed development would retain sufficient amenity space at the existing dwelling and that the requisite car parking spaces can be provided.

The application is considered to accord with policies GP1 and HO12 of the Stockton on Tees Adopted Local Plan and it is recommended that the proposals be approved.

The application is to be determined by the Planning Committee because the applicant is Councillor R. Patterson.

RECOMMENDATION

It is recommended that the application (06/3626/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, SBC0002, SBC003 – SBC006 (inc)

Reason: To define the consent.

- 02. Construction of the external walls and roof shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

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

- 03. Prior to the development, hereby approved, being brought into use the existing hard-standing driveway shall be widened to a minimum width of 4.8m, in accordance with a scheme to be approved in writing by the Local Planning Authority. The hardstanding shall be retained for the life of the development hereby permitted.**

Reason: To ensure a satisfactory level of incurtilage car parking, in the interests of highway safety.

The proposal has been considered against the policies below and it is considered that the scheme accords with these policies as the development is considered to be in keeping with the property and the street scene in terms of style, proportion and materials, does not involve any significant loss of privacy and amenity for the residents of the neighbouring properties, or have an adverse impact on access and highway safety and there are no other material considerations which indicate a decision should be otherwise.

Stockton on Tees Local Plan (June 1997)

GP1 General Principles
HO12 Householder Extensions

Supplementary Planning Guidance Note 2: Household Extension Design Guidance

BACKGROUND

1. There is no previous planning history relating to this application.

THE PROPOSAL

2. The application proposes that a first floor extension be built over an existing attached garage to the side. This will project 2.6m to the side of the property and will be in line with the front of the main dwelling.
3. A two-storey extension is proposed to the side of the main dwelling and to the rear of the existing garage. This will project 2.6m to the side and will be flush with the rear elevation of the main dwelling.
4. The proposals will have a gable roof at the same height as that of the existing dwelling. The proposed external materials are to match existing.

PUBLICITY

5. The neighbours have been notified individually. The neighbour consultation period expired on the 1st January 2007. No letters of representation relating to the proposed development have been received.

CONSULTATIONS

Head of Integrated Transport and Environmental Policy

6. A 4-bedroom property generally requires 3 in curtilage car parking spaces. Therefore confirmation of the requisite 3rd space is required for further consideration.

15/01/07 – Updated Comments

7. It appears that the requisite 3 spaces can be achieved within the curtilage of the dwelling. However the use of unbound material for surfacing of private driveways is not acceptable as this causes damage to the adopted footway and carriageway leading to a requirement for premature maintenance. Therefore the existing hard-standing driveway will need to be widened to double drive width (4.8m).
The applicant will need to contact Direct Services regarding widening the dropped kerb to double drive width.

PLANNING POLICY CONSIDERATIONS

8. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan 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).
9. The following planning policies are considered to be relevant to the consideration of this application:

Adopted Stockton-on-Tees Local Plan

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.

Supplementary Planning Guidance Note 2: Household Extension Design Guide (SPG2)

MATERIAL PLANNING CONSIDERATIONS

10. The main planning consideration in respect of this proposal is the impact on the streetscene, and visual amenity, appropriateness of the design of the extensions and any impact on the amenity of the occupants of neighbouring properties, and access and highway safety.

Street Scene, Visual Amenity and Design Considerations

11. The proposal will be complement the design of the existing dwelling and incorporate similar materials. The extensions will not project forward of the existing dwelling. There are other similar extensions on properties in Nunnington Close and it is not considered that the proposal will be obtrusive in the street scene or have any significant impact upon the character of this residential street.

Privacy and Amenity

12. The proposed extensions will be adjacent to the boundary with No. 33 Nunnington Close. There is one first floor window facing this property, however, this will serve a bathroom and will be obscurely glazed.
13. It is considered that the proposal will have some shading impact upon the side of No.33. However, there is an existing attached garage at the side of this property and the proposal will not project any further towards the front or rear of the existing dwelling. There is some degree of shading from the existing dwelling and it is not considered that the proposal will significantly worsen an existing situation.
14. To the rear of the application site is an area of open land, adjacent to Ingleby Way. It is not considered that the proposed development would have any material impacts on the use of that land.
15. It is not considered that the proposal will have any significant impact upon the privacy or amenity of neighbouring residents and no objections have been received.

Highway Safety

16. The Head of Integrated Transport and Environmental Policy has been consulted on the application and has stated that a 4 bedroom property would

require 3 incurtilage parking spaces. There is an existing garage on site and the drive is of sufficient length to accommodate a vehicle.

17. The Head of Integrated Transport and Environmental Policy has requested that a condition requiring the widening of the existing hard-standing driveway be placed on the approval. It is considered that this condition will ensure that the proposal has no significant impact upon on street parking and highway safety along Nunnington Close.

CONCLUSION

18. In conclusion, it is considered that the proposed extensions are of a scale, design and proportion that complement the existing dwelling, and would not have an adverse impact on the streetscene. The design and layout would maintain the privacy of the occupants of existing dwellings, would not dominate or overshadow those properties. It is considered that the proposed development would retain sufficient amenity space at the existing dwelling and that the applicant can provide the requisite car parking spaces.
19. In light of the above assessment it is considered that the proposed development accords with adopted Stockton on Tees Local Plan policies GP1 and HO12, and guidance set out in Supplementary Planning Guidance Note 2: Household Extension Design Guide, and is therefore acceptable.

Corporate Director of Development & Neighbourhood Services

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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 (June 1997)

Supplementary Planning Guidance Note 2: Household Extension Design Guide

Planning Applications 06/3626/FUL

Ward

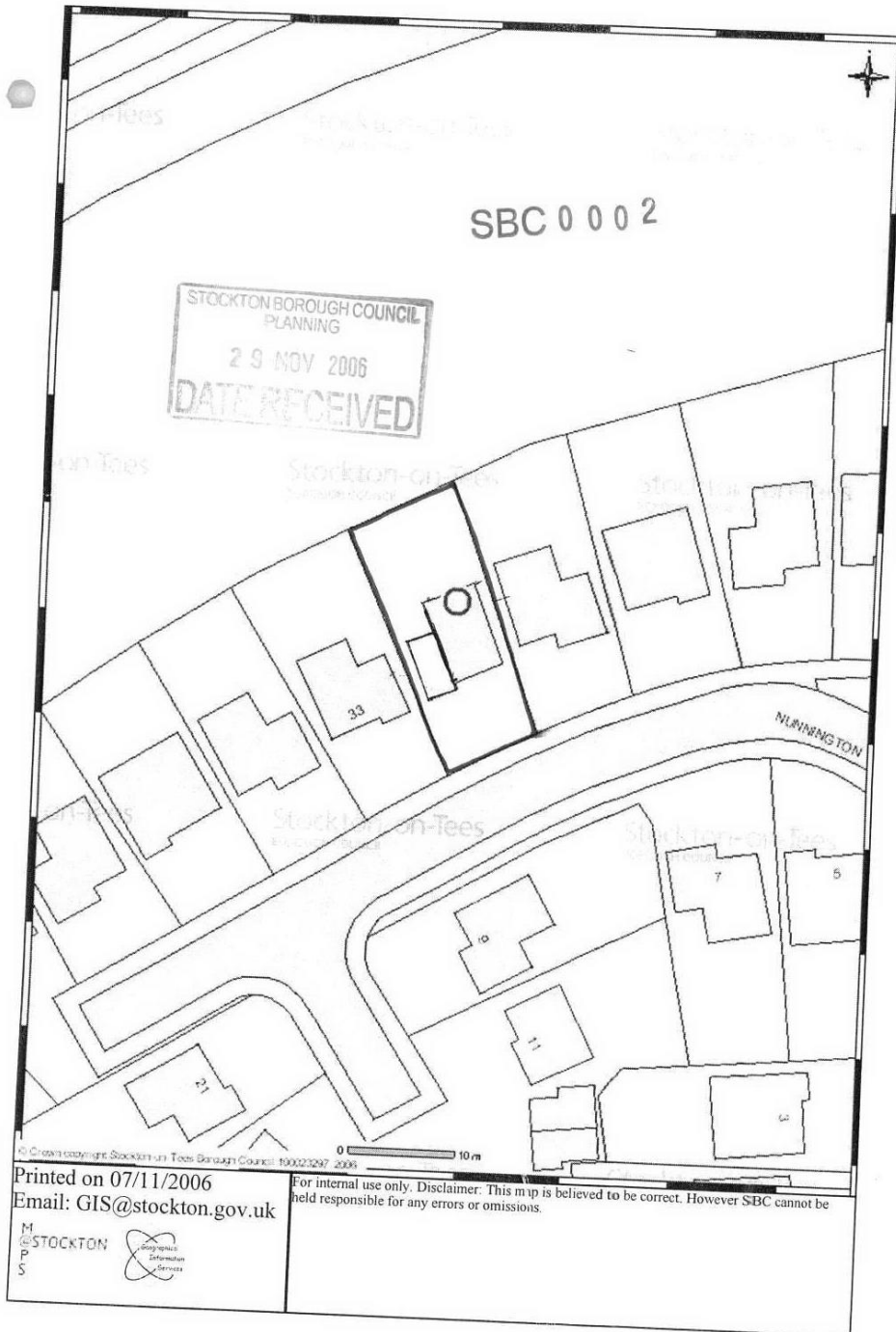
Ward Councillors

Ingleby Barwick East

Councillor K Faulks

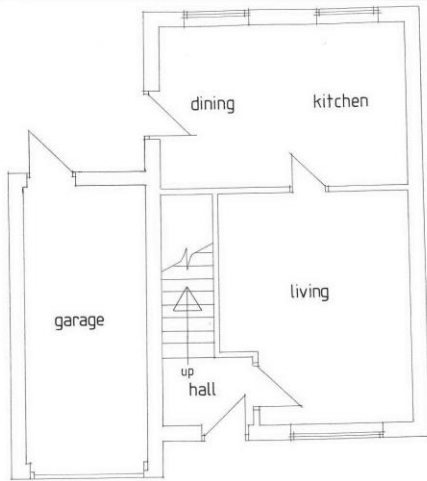
Councillor D Harrington

Councillor A Larkin

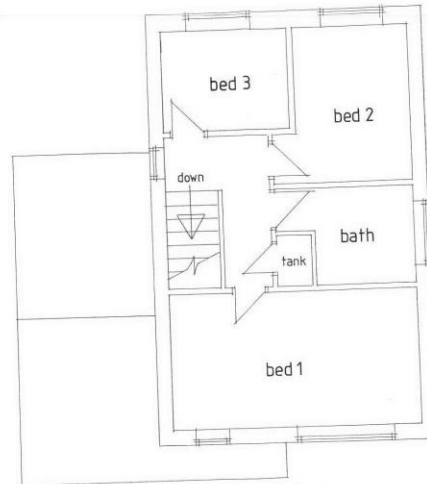


06/3626/--

**06/3626/FUL
Appendix 2
Existing Layout**



EXISTING GROUND FLOOR



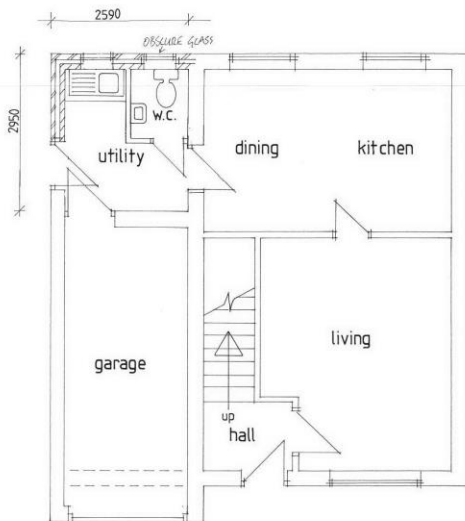
EXISTING FIRST FLOOR

STOCKTON-BROOK COLLEGE
PLANNING
29 NOV 2006
DATE RECEIVED

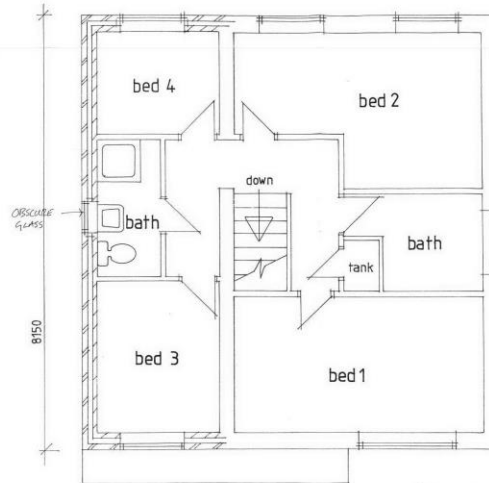
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Project 35, NUNNINGTON CLOSE, INGLEBY BARWICK, STOCKTON-ON-TEES TS17 0TZ	Title TWO STOREY SIDE EXTENSION
Client	Scale 2/4 Date MAY 06

**06/3626/FUL
Appendix 3
Proposed Layout**



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

STOCKTON-BROOK COLLEGE
PLANNING
07 DEC 2006
DATE RECEIVED

06 / 3 6 2 6 / --

Project 35, NUNNINGTON CLOSE, INGLEBY BARWICK, STOCKTON-ON-TEES TS17 0TZ	Title TWO STOREY SIDE EXTENSION
Client MR R PATTERSON	Scale 1:50 3/4 Date NOV 06

06/3626/FUL
 Appendix 4
 Existing and Proposed Elevations



Project 35, NUNNINGTON CLOSE, INGLEBY BARWICK, STOCKTON-ON-TEES TS17 0TZ	Title TWO STOREY SIDE EXTENSION
Client MR D DATTERSON	Scale 1:100
	Date NOV 06