

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**4<sup>th</sup> April 2007**

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

**07/0523/FUL**

**7 Braeworth Close, Yarm, Stockton-on-Tees**

**Erection of a 2-storey extension to the side & single storey extension to the rear and side**

**Expiry date: 6<sup>th</sup> April 2007**

**Summary**

The application site is a detached dwelling located on a cul-de-sac in a residential area to the southeast of Yarm. Consent is sought for the erection of a two-storey extension to the side and a single storey extension to the rear of the property. The applicant also proposes to link the existing detached double garage to the main property with a single storey side extension.

This application seeks to overcome reasons for refusal in previous planning applications by dropping the two-storey rear extension and reducing the height of the single storey link extension to the side of the property.

Letters of objection have been received from 6 neighbouring households in respect to the proposed development. The main objections relate to the impact on street scene, the scale and proportion of the extensions, loss of privacy, overshadowing effects and unacceptable overbearing impact.

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 street scene. The design and layout would maintain the privacy of the occupants of existing dwellings, would not dominate or overshadow neighbouring properties. It is also considered that the proposed development would retain sufficient amenity space at the existing dwelling.

In view of the above, it is considered that the proposed development accords with the relevant adopted Local Plan policies and guidance, and it is recommended that planning permission be granted subjected to the conditions identified below.

**RECOMMENDATION**

***Recommended that application 07/0523/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): -SBC001, SBC001A, SBC001B**

**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.**

## **BACKGROUND**

1. Two planning applications to increase the size of the dwelling have been refused in 2005 and 2006. The most recent Planning application 06/2939/REV for the erection of a two-storey rear extension and a single storey side and front extension to link a detached garage to the main dwelling was refused by the Planning Committee on 15th November 2006 on the grounds that: -  
*“In the opinion of the Local Planning Authority the proposed development, by virtue of its size and location, would constitute a prominent and dominant feature in the street scene, to the detriment of the visual amenity of the surrounding area and contrary to policies GP1 and HO12 of the Stockton on Tees Local Plan”*

## **THE PROPOSAL**

2. The application proposes a two-storey side extension, which will be erected in a space between the main dwelling and a double detached garage. The extension will have a projection of 4.1m from the existing side elevation, be set back 0.75m from the front elevation and finish flush with the rear elevation of the dwelling. The pitched roof will have a maximum height of 7.1m 0.3m lower than the existing ridgeline of the main dwelling. Windows will be located in the front and rear elevation of the extension, while the side elevation will remain blank.
3. The rear extension will extend an existing garden room by 8.5m in length, while maintaining a projection of 2.8m; the hipped roof will be at a maximum height of 3.5m. Windows will be located in the rear elevation and the western side elevation of the proposal.
4. A single storey side extension will link a detached garage to the main dwelling by providing a room 4.2m in width x a maximum length of 5m. One window will be located towards the front elevation of the property.
5. The proposed extension will provide, an additional en suite bedroom, family room, and a breakfast and kitchen extension.

## **PUBLICITY**

6. Neighbouring residents have been notified individually. The neighbour consultation period expired on 6<sup>th</sup> March 2007, however amended plans were submitted on the 8<sup>th</sup> March 2007 and neighbouring residents were given until the 18<sup>th</sup> March 2007 to forward any further comments. Letters of objection have been raised from the following addresses  
8, 15, 11, 19 Braeworth Close  
10, 11 Busby Way
7. The objections are summarized to issues below and are addressed within the main report: -  
Overbearing Impact  
Impact on street scene  
Impact on existing Dwelling  
Available amenity for existing residents  
Not in keeping with character of the area  
Too close to a boundary  
Loss of sunlight  
Loss of privacy  
Previous refusal  
Extension is visually obtrusive

## **CONSULTATIONS**

### **Head of Technical Services**

8. Given that 4 spaces are provided in curtilage, I have no adverse comments to make regarding the application.

## **PLANNING POLICY CONSIDERATIONS**

9. 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 Regional Spatial Strategy (RSS), Adopted Tees Valley Structure Plan (TVSP) and the Adopted Stockton on Tees Local Plan (STLP).

The relevant development plan in this case is the 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)

Supplementary Planning Document 3: Parking provision for new developments (SPD3)

### **MATERIAL PLANNING CONSIDERATIONS**

10. The primary material planning considerations in relation to this proposal are the impact on the street scene, impact on the character of the existing dwelling, impact on privacy of neighbouring residents, Impact on amenity of neighbouring residents and highway safety.
11. There have been a number of previous refusals on the site for extension as summarised above. The proposed extensions related to a two-storey rear extension and a 'link' extension to the side of the dwelling. This application has sought to overcome these reasons for refusal by dropping the two-storey rear extension and reducing the height of the single storey link extension to the side of the property.

#### **Impact on the street scene**

12. The application site is located in small a cul-de-sac off Braeworth Close. The street itself is a minor estate road located off the distributor road Glaisdale Road.
13. The surrounding properties consist of a mix of different style and sized dwellings. Braeworth Close is characterised by modern two storey detached dwellings and older two storey detached properties, to the rear detached bungalows in Busby Grove are present. There is therefore no defined building style within the local vicinity.
14. It is considered that due to the mixed building style and design of neighbouring properties, the proposed extension will be an incongruous feature within the street scene. It is considered as the proposed extensions are subservient to the main dwelling and due to the distance set back from the main highway the proposal will not be detrimental to the visual amenity of the surrounding area.

#### **Impact on the character of the existing dwelling**

15. Although objections have been received concerning the design of the extension, it is considered that the proposal does not conflict with policies GP1, HO12 of the Adopted Local Plan and Supplementary Policy Guidance Note 2. This is due the proposed two-storey extension remaining subservient to the main dwelling with its reduced ridge height of 7.1m (0.3m lower than the existing dwelling) and being set back from the front elevation of the dwelling by 0.75m). The impact of the single

storey side extension is considered to be minimal due to the ridge height being lower than the detached double garage, which helps retain the character of the original built.

16. It is considered that there will remain sufficient amenity space for the residents of the property, due to the modest increase in footprint.

#### **Impact Privacy of Neighbouring Residents**

17. Windows in the extension will be located to the rear and front elevation of the dwelling and therefore will not worsen the existing privacy situation. Windows in the single storey extension will be closer to no.12 Busby Way than the existing single storey, however given the boundary treatments (1.8m closed boarded fence) and the existing windows on the first floor the proposal will not significantly affect the existing level of privacy.

#### **Impact on Amenity of Neighbouring residents**

18. To the rear the proposed two-storey extension is to be situated a minimum distance of 19m from the neighbouring dwelling of no.12 Busby Grove. Given this separation distance and as the two storey extension would not project past the existing rear elevation of the original dwelling, this would not give rise to an overbearing impact.
19. A separation distance of 16m would result between the single storey extension and the side elevation of no.12 Busby Grove, due to the present boundary treatments of 1.8m high close-boarded fence and is considered an acceptable relationship.
20. The proposed extensions will be located approximately 0.5m away from the boundary of no.12 Busby Way. However this is considered acceptable given the irregular shape of the neighbouring garden and the separation distances between dwellings.
21. A separation distance of approximately 14m would result between the proposed side elevation of the two-storey extension and the side elevation of no.5 Braeworth Close. This separation distance is considered acceptable and is evident thought the estate. In addition to this, the public access pathway separating the two dwellings helps to act as a buffer, further reducing any potential overbearing impact.
22. Objections have been raised over the loss of natural light and creation of an overshadowing effect. However given the orientation of the existing dwelling and the location of the proposed extensions it is considered that a significant overshadowing effect will not arise and the proposal will not have an unacceptable detrimental impact on the amenity of neighbouring residents.

#### **Highway safety**

23. The proposal will increase the number of bedrooms from 4 to 5. The required level of carparking for a development of this nature and location is 4 incurtilage carparking spaces. This is achieved by the double garage and drive way, In light of this the Head of Technical Services has no objection to the proposal.

#### **Other Issues**

24. Objections have been raised over disturbance during the erection of the extensions. However it is considered that due to the scale of the proposal and the estimated construction time a significant disturbance will not arise.

## **Conclusion**

25. The proposed development has been considered against the policies and documents identified above. It is considered that the scheme accords with these policies as the proposal does not lead to the creation of an incongruous feature in the street scene, impact on the privacy and amenity of neighbouring residents or impact on highway safety. In view of the above it is recommended that the application be approved subject to conditions.

## **Corporate Director of Development and Neighbourhood Services**

**Contact Officer: Steve Pilkington 01642 526063**

**Telephone Number: 016412 526063**

**Email Address: [stephen.pilkington@stockton.gov.uk](mailto:stephen.pilkington@stockton.gov.uk)**

## **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**

Adopted Stockton-on-Tees Adopted Local Plan (June 1997)

06/2939/REV

06/2055/FUL

**Ward** Yarm

**Ward Councillors** Councillor A Sherris  
Councillor B Jones  
Councillor Mrs J Beaumont