

DELEGATED

AGENDA NO .

**PLANNING COMMITTEE
30th MAY 2007**

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

07/1031/REV

**42 Bonington Crescent, Billingham TS23 3WJ
Revised application for first floor extension to side, conversion of garage into
habitable room and extension to hall.**

Expiry date: 29th May 2007

Summary:

The application site is a detached dwelling located on a residential cul-de-sac, with similar properties within the street.

The proposal involves first floor extension to side, conversion of garage into habitable room and extension to hall.

The previous application 07/0575/FUL was withdrawn by the applicant due to concerns raised by the neighbouring property to the rear at No.14 Haydon Green, Billingham, regarding a first floor extension to the rear part of the proposal. This element has been subsequently removed from this application by the applicant.

Two letters of objection to the revised scheme have been received from neighbouring residents at No.40 & No.44 Bonington Crescent, Billingham and due to the applicant being an employee of Stockton On Tees Borough Council; the application is to be determined by the Planning Committee.

It is considered that the proposed developments are of a scale, design and proportion that complement the existing dwelling. It is not considered that the proposals 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, HO12 and does not significantly conflict with Supplementary Planning Guidance Number 2: Householder Extension Design Guide of the Stockton on Tees Adopted Local Plan and it is recommended that the proposals be approved.

RECOMMENDATION

It is recommended that the application (07/1031/REV) 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, DRWG NO.01, DRWG NO.02, DRWG NO.03, DRWG.NO.04*

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.

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

Adopted Stockton on Tees Local Plan (June 1997)

GP1 General Principles

HO12 Householder Extensions

Supplementary Planning Guidance Number 2:Householder Extension Design Guide

BACKGROUND

1. The application site previously had planning permission for a single storey extension to the rear in 2005 (05/2641/FUL). A further planning application was withdrawn in 2007 (07/0575/FUL) for a first floor extension to side and rear, conversion of garage into habitable room and extension to hall, due to the first floor extension to the rear having an overbearing impact on the neighbour to the rear at No.14 Haydon Green, Billingham.

THE PROPOSAL

2. The application proposes that a first floor extension be built over an existing attached garage to the side, conversion of 1no integral garage into habitable room and extension to hall.

First Floor Extension to side:

3. The first floor extension will project 2.6m to the side of the main dwelling and be flush with the existing building lines to the front and rear.
4. The proposal will have a gable roof of the same height as the existing dwelling and the design will mirror the eastern elevation of the property.

Conversion of garage into habitable room:

5. There is at present a 2no.integral garages to the dwelling. 1no. is to be converted into a habitable room (gym).
6. The proposal will involve the installation of a 1no.window, replacing the existing garage door.
7. The driveway to the front of the dwelling is double width and can accommodate 4no. in-curtilage car parking spaces.

Extension to Hall:

8. This part of the proposal, involves an extension to the existing entrance point of the dwelling and creating a larger hallway area.
9. The extension will be sited under the existing tiled canopy arrangement to the front and be flush with the building line of the integral garages.

PUBLICITY

10. The neighbours have been notified individually. The neighbour consultation period expired on the 26th April 2007. Two letters of representation relating to the proposed development have been received from neighbouring residents at No.44 & no.40 Bonington Crescent, Billingham.

The comments made can be summarised as follows:-

Mr Brian Cummins, No.44 Bonington Crescent, Billingham

11. Summarised:
Objects to proposal on grounds that it will project forward of his building line and partially block the view from his master bedroom window. It will restrict daylight into his bedroom and lounge windows. Also, the increased size of the applicant's property will be aesthetically detrimental to this small cul-de-sac.

Patricia Bailey, No.40 Bonington Crescent, Billingham

12. Summarised:
Do not object to extensions, but object to changing the front garden to provide extra car parking. This will result in their drive joining ours. It will give the

appearance of a car park and spoil the look of the cul-de-sac. We are concerned our drive being accessed in error.

PLANNING POLICY CONSIDERATIONS

13. 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 Plan is the Stockton on Tees Local Plan (STLP).
14. 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

15. The main planning consideration in respect of this proposal is the impact on the streetscene and visual amenity and any impact on the amenity of the occupants of neighbouring properties.

Street Scene

16. The proposal will be match the design of the existing dwelling, will incorporate similar materials and will not project forward of the existing dwelling. 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

17. The proposed first floor extension will be adjacent to the boundary with No. 44 Bonington Crescent. There will be a blank gable wall facing this property.
18. The development needs to be examined in relation to the 45 degree rule policy found within the Supplementary Planning Guidance Number 2: Extension Design Guide. In light of this examination, it is considered that due to the extension not exceeding the front building line; that there is a gap of 2.0 metres from each property and the fact the host property is set forward from No.44 by 4.5 metres, the proposal will have some shading impact upon No.44. However, this is not considered to significantly worsen an existing situation, sufficient to warrant a refusal of the application.
19. To the rear of the application site, the proposal will be a distance of 22.0 metres approximately from No.12 & No.14 Haydon Green. The development therefore, does not have any significant impact upon these properties.
20. Accordingly, it is not considered that the proposal will have any significant impact upon the privacy or amenity of neighbouring residents.

Highway Safety

21. As the development does not involve any additional bedrooms and the application site has sufficient spaces to accommodate 5no.incurtilage car parking spaces, the proposal meets the Head of Technical Services design standards for a 4no. Bedroom property.
22. The concerns raised by the neighbouring property at No.40, regarding the removal of the lawned area into hard standing for additional car parking spaces are noted. However, such work in itself does not require planning permission. Therefore, the Local Planning Authority has no control over this part of the proposal.
23. It is therefore considered that the proposed developments will have no significant impact upon, on street parking and highway safety along Bonington Crescent.

CONCLUSION

24. 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 street scene. 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.
25. 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.

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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

Supplementary Planning Guidance Note 2: Household Extension Design Guide

Planning Applications 05/2641/FUL;07/0575/FUL

Ward

Billingham North

Ward Councillors

Councillor Colin Leckonby

Councillor Hilary Aggio

Councillor Mrs Lynne Apedaile