

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

19 September 2007

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

07/2188/FUL

**1 West Hartlepool Road and 2 Sunderland Road, Wolviston, Stockton-On-Tees
Revised application to divide existing properties into 2 no. dwellings with other minor
alterations/additions including erection of trellis on top of existing front garden wall with a
maximum height of 2.3m**

Expiry Date 20 September 2007

SUMMARY

Planning permission is sought to convert this 1no.dwelling house into 2no. separate dwellings with the inclusion of alterations and additions including trellis above the existing garden wall to the front. This application is a revised submission, which was originally approved in 2003. Within the previous application, the main principle of conversion remains live and can be carried out by the applicant, due to being within the five-year expiry date since approval.

The application site lies within the defined Conservation area of Wolviston and the proposal is to be considered against preserving and enhancing the conservation area.

No letters of objection or comments have been received from surrounding neighbours or Parish council.

The applicant is a Ward Councillor and the application is therefore required to be determined by the Planning Committee.

RECOMMENDATION

Planning application 07/2188/FUL be Approved subject to the following conditions: -

01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>TRH/148/01</i>	<i>19 July 2007</i>
<i>TRH/148/02</i>	<i>19 July 2007</i>

Reason: To define the consent.

02. Details of all external finishing materials shall be agreed with the Local Planning Authority before the development is commenced.

Reason: To reserve the rights of the Local Planning Authority with regard to these matters.

The proposals have been considered against the policies below and it is considered that the scheme accords with these policies and the proposals are 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

EN24 Conservation Areas

BACKGROUND

This proposal is a revised submission to a previously approved application reference 03/2173/FUL, which was granted permission in 2003, for conversion of 1no.dwelling with upholstery unit into 2no.dwelling including widening of vehicular access to create 2 new parking bays. This approval has not been implemented and could be still carried out, as it is within the five-year expiry period since date of approval.

Including this, a recent approval was also granted for the erection of a conservatory to side and relocation of shed (app.ref.06/0834/FUL) by planning committee members in 2006. These developments have been carried out and taken into consideration in determining this application.

PROPOSAL

This is a revised application to divide existing property into 2no.dwelling with other minor alterations/additions including erection of trellis on top of existing front garden wall with a maximum height of 2.3m.

The minor alterations and additions include the installation of new external doorways; new windows; Velux roof lights and the addition of a second satellite dish.

CONSULTATIONS

The following Consultations were notified and any comments received are set out below:-

Urban Design - Engineers

Highways Comments

Given that this revised application has no impact on the highway or would result in the need for additional in curtilage car parking provision I have no adverse comment to make regarding this application.

Landscape & Visual Comments

The use of the trellis on top of the front garden wall could look out of place in this conservation area. If the applicant wishes to screen the view of the conservatory from the street planting of a tall shade tolerant shrub such as Mahonia or Pyracantha would be more appropriate.

Built Environment Comments

No comment.

PUBLICITY

Neighbours were notified and no comments were received

PLANNING POLICY

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 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 planning policies are considered to be relevant to the consideration of this application:-

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 EN24

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

SITE AND SURROUNDINGS

This application site is a large detached dwelling located on the corner of West Hartlepool Road and Sunderland Road. The dwelling is located within the defined conservation area of Wolviston

and outside the permit of an Article 4 Directive. Adjacent to the application site and directly behind are residential dwellings located at no.3 West Hartlepool Road and No.6 Sunderland Road. To the opposite side of West Hartlepool Road, there is a public house car park.

The boundary treatments to the application site, comprises of a 2.0m high brick wall to the Southern perimeter, which is adjacent to the footpath of West Hartlepool Road. To No.3 West Hartlepool Road's boundary, there is a 2.0m high wooden fence with trellis above with a dense screening of trees and shrubs; to the boundary of No.6 Sunderland Road, there is a blank gable wall of this property, which adjoins a 1.7m high wooden fence with a screening of trees and shrubs.

The existing garage is located to the rear of the property adjacent to No.6 Sunderland Road and is accessed from Sunderland Road. There are 4no.allocated in-curtilage car parking spaces directly in front of the garage and to the side.

MATERIAL PLANNING CONSIDERATIONS

The main considerations in regards to the application is the affect of the proposal on the character and appearance of the conservation area and existing building in terms of scale and materials, the potential impact on the amenity of neighbours and highway safety issues.

As there are several elements to this application and for clarity; each one will be assessed separately.

Conversion of 1no.dwelling into 2no.dwellings

This part of the development involves the retention of the existing entrance points located on Sunderland Road and the other facing West Hartlepool Road and the conversion of the garage, which is currently in operation as an upholstery business, which was given approval in 2004 (04/1554/COU).

The garage is to be sub-divided, internally with a sectional wall, to provide a kitchen for one dwelling and a study for the other. The proposed internal arrangements will entail a living room and dining area with an opening into the new kitchen area at ground floor; 3 no. bedrooms and bathroom at first floor for one dwelling and a lounge, hall, kitchens & W.C with 3no.bedrooms and two bathrooms at first floor, for the other dwelling.

These internal arrangements, involve minor exterior alterations, which involve the removal of an existing window and door on the side elevation of the garage, which faces onto the gable wall of No.6 Sunderland Road; 2no. French doors and a 2.0m high wooden fence, dividing each new dwellings rear garden area.

To the front elevation of the garage, will involve the replacement of an existing garage door with a high level window and the installation of 4no. roof lights, serving each new room created.

To the rear elevation at first floor, the existing bathroom window, which is nearest to Sunderland Road, will be replaced with a similar style and size, however, will now comprise of an opening transom window. To this room and to the existing bedroom, within this location, there is to be proposed 2no.velux roof lights above.

Theses developments are in keeping with the property and in character of the Wolviston Conservation area in terms of style, proportion and materials. It is also considered that due to the siting of the proposals and existing boundary treatments, there will be no impact on amenity or overlooking of the neighbouring properties.

New garden access gate

This will involve the creation of a new garden access gate to the front elevation, which faces onto West Hartlepool Road. This will be sited adjacent to the existing conservatory and provide a new private access from the rear garden of the new dwelling proposed.

This development is simple in design and fronts onto the car park area of the adjacent public house, therefore it is considered to not have an adverse impact on any surrounding neighbours or create a visual intrusion to the street scene.

Erection of trellis on front garden wall

The proposed wooden trellis will be sited above the existing front garden wall, which fronts West Hartlepool Road. This wall at present measures 2.0m high and the proposed trellis will measure a maximum height of 300mm high. This height differs from that is shown on the description of the planning application and has been confirmed by the applicant to be correct dimension. Therefore, the description on the application has been amended accordingly.

The Landscape Architects have raised concerns with this part of the development, stating it would look out character with the conservation area and recommended a specific plant feature, to replace the proposal.

The applicant has responded to this comment in writing stating that this proposal is for the purpose of supporting climbing roses, which is in keeping with the conservation area and surrounding village appearance.

This response is deemed reasonable to address the above concern and it is considered that the development does not introduce an incongruous feature within the street scene to be significant to warrant a refusal of the application, due to the proposed materials and the proposed purpose intended.

The installation of an additional satellite dish

The proposal is to provide the additional dwelling a satellite service, as same as the existing dwelling at present, however, the siting of this dish, is to be located to the rear elevation of an existing chimney stack.

This location will partly screen the proposal from the street scene to the front and will not create a visual intrusion on the building. It is therefore considered to be acceptable in terms of the impact on the character of Wolviston conservation area and the existing building.

Highway Safety issues

The Head of Technical services was consulted on the application and has stated has no adverse comments to make regarding the application; therefore the overall developments do not raise any highway safety concerns.

No letters of objection or comments were received from neighbouring properties or Parish council.

CONCLUSION

Overall, the developments proposed are in keeping with the character of the Wolviston Conservation area and in terms of style, proportion and materials and does not involve any significant loss of privacy and amenity for the neighbouring properties.

The application is considered to be in accordance with policies GP1 and EN24 of the Stockton on Tees Local Plan.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Fahim Farooqui Telephone No 01642 528558**

WARD AND WARD COUNCILLORS

Ward	Northern Parishes
Ward Councillor	Councillor J Gardiner