

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 30th JANUARY 2008

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

07/3398/FUL

3 St. Martins Way Kirklevington

Single storey garden room to rear (demolition of existing sun lounge)

Expiry Date 1st February 2008

SUMMARY

Approval is sought for the erection of a single storey extension to the rear (demolition of existing garden room) of No 3 St Martins Way, Kirklevington.

No objections have been received as a result of publicising the planning application.

The application is being reported to the Planning Committee for determination as the planning application has been submitted by a Member of the Planning Committee.

RECOMMENDATION

Planning application 07/3398/FUL be Approved

Proposal

1. Approval is sought for the erection of a single storey extension to the rear (demolition of existing garden room) of No 3 St Martins Way, Kirklevington.

2. The proposed garden room will be located and attached to an existing garage to the front and single storey kitchen extension to the rear, on the site of the existing sun room to be demolished. The proposal will measure 3.7m in width x 4m in length and will be set flush with the existing kitchen extension to the rear. The proposal will have a lean to roof with a maximum height of 3.4m, which will tie into the roof of the existing rear extension. The proposal will feature a set of French doors, 1no. window and a velux roof light in the north-west elevation facing towards No 6 Moor Close and 3no. windows in the west elevation facing towards No 1 St Martins Way.

CONSULTATIONS

Castleleavington and Kirklevington Parish Council request a copy of the application but have not submitted any comments.

PUBLICITY

3. No comments were received from the 3 properties, which were consulted in respect to the application. The addresses are as follows;

1 St Martins Way
5 St Martins Way
6 Moor Close

PLANNING POLICY CONSIDERATIONS

4. 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).

5. 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 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.

Permission for two-storey rear extensions close to a common boundary will not normally be granted if the extension would shadow or dominate neighbouring property to a substantial degree.

Permission for two-storey side extensions close to a common boundary will not normally be granted unless they are set back from the boundary or set back from the front wall of the dwelling

6. The surrounding properties are similar in scale and design to the application site and there are a number of extensions similar to the proposal within the street scene.

MATERIAL PLANNING CONSIDERATIONS

7. The main considerations in respect of the proposed development relate to the impacts upon the existing dwelling, and the impacts upon the privacy and amenity of neighbouring residents.

Design, scale and appearance of development

8. The property is a detached dwelling located along St Martins Way in the residential area of Kirklevington. To the north, No.6 Moor Close is present, to the west is No 1 St Martins Way and to the east, No 5 St Martins Way is present.

9. The proposed extension is considered to be in keeping with the design of the main dwelling, having a lean to roof at the same height as the existing rear extension and windows of a similar design. It is also considered that the proposed extension respects the scale and proportions of the main dwelling.

Impact on Privacy of Neighbouring Residents

10. Given the presence of the 3m high single storey extension at No.1 St Martins Way, which projects along the adjacent boundary to No.3 St Martins Way and features no windows, it is considered that the windows in the side elevation of the proposed extension, will not lead to a loss of privacy for No.1 St Martins Way.

11. The proposed extension features 1no. window, a set of French doors and a velux roof light in the north elevation facing towards the side elevation of No 6 Moor Close. Due to the separation distance of 18m to the small window in the first floor side elevation of No 6 Moor Close, and given the presence of windows in the existing garden room to be demolished, it is considered that the proposed extension will not worsen the existing situation or have an adverse impact on the privacy of the neighbouring property.

Impact on Amenity of Neighbouring properties.

12. The proposed single storey extension has a projection of more than 3m and is therefore subject the 60degree rule as set out in SPG2. Due to the presence of a similar style single storey extension at No 1 St Martins Way, which projects approximately 4m along the adjacent boundary to No 3 St Martins Way there is no conflict with the 60 degree rule. Having regard to the relationship with the adjacent property it is considered that the proposal will not have an adverse impact or worsen the existing situation of the neighbouring dwelling.

CONCLUSION

13. In conclusion, it is considered that the proposed development, accords with the Council's adopted standards and Adopted Stockton on Tees Local Plan Policies GP1 and HO12 and is therefore acceptable.

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Financial Implications – As report

Environmental Implications – As report

Legal Implications – As report

Community Safety Implications – As report

Background Papers –

Stockton on Tees Local Plan (June 1997), Adopted Tees Valley Structure Plan (February 2004),

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

WARD AND WARD COUNCILLORS

Ward	Yarm
Ward Councillor	Councillor Mrs. J Beaumont

Ward	Yarm
Ward Councillor	Councillor J Earl

Ward	Eaglescliffe
Ward Councillor	Councillor A Sherris