

DELEGATED

AGENDA NO
PLANNING COMMITTEE

DATE 30th APRIL 2008

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

08/0530/FUL
20 Broadlands, Ingleby Barwick, Stockton-on-Tees
Two storey extension to side

Expiry Date 30 April 2008

SUMMARY

Approval is sought for the erection of a two-storey extension to the side of 20 Broadlands, Ingleby Barwick.

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

The application is being reported to the Planning Committee for determination as an employee of the council who works in the Highways Department has submitted the application.

RECOMMENDATION

Planning application 08/0530/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>20B/003</i>	<i>3 March 2008</i>
<i>20B/001</i>	<i>3 March 2008</i>
<i>0001 SHEET 1/1</i>	<i>26 March 2008</i>

Reason: To define the consent.

02. *The external finishing materials shall match with those of the existing building*

Reason: In the interests of visual amenity and to ensure a satisfactory form of development

It is considered that the proposal will have no significant detrimental impact upon the privacy and amenity of neighbouring properties, the character of the area or access and 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 and will not have a detrimental impact on highway safety and there are no other material considerations which indicate a decision should be otherwise.

***Stockton on Tees Local Plan;
GP1 General Principles
HO12 Householder Extensions***

PROPOSAL

1. This application seeks permission to erect a two-storey extension to the side of 20 Broadlands, Ingleby Barwick.
2. The extension will project out to the side by 3.75m, will have a length of 6.57m, a height to the eaves of 4.2m and a maximum pitch height of 6.8m. The proposed extension will be set back by 2.0m from the front of the property and will be flush with the rear building line of the property. The proposed extension will contain windows at ground floor and first floor level in the front elevation and French doors at ground floor and French windows with juliet railings to the first floor in the rear elevation. There will be no windows or doors in the side elevation.
3. The proposed extension is to be constructed using materials to match those existing at the property.

CONSULTATIONS

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

Ingleby Barwick Town Council requested a copy of the application but have not submitted any comments.

PUBLICITY

5. Neighbours were notified but no comments were received

PLANNING POLICY

6. 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)*.
7. 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

SITE AND SURROUNDINGS

8. The application site is located in the Broom Hill area of Ingleby Barwick. The host dwelling is a large, modern, detached property located in an area of similar size and style dwellings. To the front of the property is an area of open space; the property is bounded on all other sides by neighbouring properties.

MATERIAL PLANNING CONSIDERATIONS

9. The main considerations in respect of this application are the impact upon the existing property, streetscene and character of the area, the impact on privacy and amenity of neighbouring residents and the impact on highway safety.

Impact on the existing property, streetscene and character of the area

10. The proposed extension is to be set back from the front of the property by 2.0m and will be 1.0m from the boundary, it is therefore considered the extension will appear subservient to the existing dwelling and will not form a dominant or incongruous feature in the streetscene. It is considered the extension will be in keeping with the design of the main dwelling and will not have an adverse effect on the character of the area.

Impact on the privacy amenity of neighbouring residents

11. It is considered that given the location of the proposed windows within the extension, the location of existing windows and the distance between the proposed extension and the properties to the front and rear, the proposed extension will not worsen the existing situation and the neighbouring properties will not be detrimentally affected in terms of privacy and overlooking.
12. It is considered that due to the size and location of the extension and the existing relationship with the adjacent property there will not be an overbearing impact on No. 18 Broadlands.

13. The proposed extension is not considered to be over development of the site as there is sufficient amenity space remaining.

Impact on Highway Safety

14. The proposed extension is not increasing the number of bedrooms at the property and sufficient car parking is currently provided, it is therefore considered that there will be no detrimental impact on highway safety.

CONCLUSION

15. Overall, it is considered that the proposal will not have a detrimental impact the privacy and amenity of the neighbouring properties, the character of the area or highway safety and therefore accords with policy GP1 and HO12 of the Stockton on Tees Local Plan and is therefore recommended for approval.

Corporate Director of Development and Neighbourhood Services

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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 Ingleby Barwick East
Ward Councillor Councillor K C Faulks

Ward Ingleby Barwick East
Ward Councillor Councillor D C Harrington

Ward Ingleby Barwick East
Ward Councillor Councillor A M Larkin