

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**DATE: 30th APRIL 2008**

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

**08/0344/FUL**

**5 Meadow Walk, Carlton, Stockton-on-Tees**

**Loft Conversion involving raising the height of roof ridge and erection of 5 no. dormer windows**

**Expiry Date 3 June 2008**

### **SUMMARY**

Planning permission is sought to increase the roof height and to install 2no dormer windows to the front elevation and 3no dormer windows to the rear of 5 Meadow Walk, Carlton.

The proposal has generated a total of 8 no objections, which includes comments from Carlton Parish Council and a neighbour who has submitted a second letter of representation. On this basis, the application is required to be determined by the Planning Committee.

The concerns raised relate to the design and scale of the development in relation to the existing property and the surrounding dwellings within the streetscene. Residents are concerned that the property will impact upon privacy and amenity and is too close in proximity to their properties.

No objections have been received from the Urban Design Manager in respect of Highways and Landscape matters.

It is considered that the proposal is an acceptable form of development and will not unduly detract from the character of the property or the streetscene in terms of scale, design and proportion. The design and layout is considered to maintain the privacy and amenity of the occupants of the neighbouring dwellings and will not have an adverse impact in terms of overbearing or loss of light.

The application is considered to accord with policies GP1 and HO12 of the Stockton-on-Tees Local Plan and principles contained within Supplementary Planning Guidance Number 2: Householder Extension Design Guide and Supplementary Planning Document 3: Parking Provision for New Developments.

### **RECOMMENDATION**

***Planning application 08/0344/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.***

***Plan Reference Number   Date on Plan***

SBC0004  
SBC0005  
SBC0001

8 April 2008  
8 April 2008  
12 February 2008

**Reason: To define the consent.**

**02. The proposed triangular window in the north side gable of the property shall be glazed with obscure glass and non-opening in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences. The approved scheme of glazing shall be installed before the development hereby permitted is brought into use and shall remain for the life of the building hereby permitted.**

**Reason: In the interests of the amenity of the occupiers of the adjacent property.**

**03. 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**

**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 and does not involve any significant loss of privacy and amenity for the residents of the neighbouring properties, there are no issues in terms of highway safety 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 and HO12 Householder Extensions**

**SPG2: Householder Extension Guide**

**SPD3: Parking Provision for New Developments**

## **PROPOSAL**

1. The applicant proposes to convert the loft space to a bedroom with en-suite facilities. This will involve increasing the roof height and erecting 2no dormer windows of a traditional shape to the front and 3no dormer windows to the rear elevation.
2. The existing roof is a traditional style pitch with a slight hip at either end. The total height of the roof is 7.400m from the ground floor to the ridge. The applicant seeks the permission to increase the roof height by approximately 1.100m, which would give a total combined height of 8.500m. The roof will lose the hip at either end, creating a traditional pitch design.
3. The dormer windows will be a maximum of 1.900m in width and a total ridge height of 1.900m. The 2no proposed dormers to the front of the property will serve the bedroom as will one to the rear. The remaining two will serve the staircase and the bedroom en-suite.
4. To the side gable of the dwelling, the applicant proposes to construct a further large, triangular window within the roof space, which will serve the new bedroom.

## **CONSULTATIONS**

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

6. Carlton Parish Council

“Further to our telephone conversation I give you the objections as raised by Carlton Parish Council at last night's meeting.

The Parish Council strongly object to this application on the grounds that it is totally out of scale with surrounding properties. It is of dominant character to the surrounding properties. All neighbouring properties will be overlooked at the rear. Several residents are to send in various objections”.

7. Urban Design

Urban Design has no objection to this application.

Highways Comments

“Following further information, the revised plans do not indicate the double garage; however the case officer has been out on site and confirmed that the garage still exists. The driveway length measuring minimum of 4850mm at its shortest point, which we would generally not accept, it is acceptable given that it is an existing driveway and a roller shutter garage door is already provided.

Therefore, given the double garage and driveway provide the requisite 4 car parking spaces we have no objections regarding this application”.

Landscape & Visual Comments

No Comments

Built Environment Comments

No Comments

## **PUBLICITY**

8. Neighbours were notified and any comments received are below (if applicable):-

Lionel Danby  
Carlton Lodge' Carlton Village

“I wish to object to the above development on the following grounds.

That to increase the ridge height of this dwelling will create a structure that will be excessively dominant within the contextual surroundings it occupies.

That a further increase in height will render the building out of keeping with adjacent properties and have a totally unsuitable impact upon the rural nature of Carlton Village in particular and the area in general.

The introduction of dormer windows, at such a height that is being proposed, will affect the privacy of adjacent premises and effect the quite enjoyment of the premises of near by residents.

If it is eventually decided that this proposal be approved may I request that mitigation to assist in retaining adjacent owners privacy is provided by making it a condition of development that all dormer windows have to be glazed with obscure glass.

There is also a possible issue for building control to consider, and although it may not be part of development controls remit this matter should be jointly considered. The issue is that the plans indicate that the floor of the upper dormer room is supported from the boom members of the existing roof trusses. The proposal should be robustly investigated to ensure the safety of the proposed structure is not compromised.”

#### Further comments received

“Further to your communication A Further Chance to Comment sent to my home at Carlton Lodge, Carlton Village, Stockton, regarding the planning application related to 5 Meadow Walk, Carlton related to Loft Conversion and 5 No dormer windows.

My comments remain as previously stated, the adjusted plans that provide a block plan and indication of drive length have no relevance to the fact that the proposed development will be out of character with the adjoining properties and the rural nature of the village. It will create a building that would be more suited to an inner urban townscape. The additional height of the roof and location of the proposed dormer windows will be overbearing and have a detrimental effect to the quite enjoyment of my residence. The reasonable level of privacy that we currently benefit from will be compromised. As previously stated if the development is granted approval, conditions should be imposed to enforce the dormers that overview property to both sides of the house to be glazed with suitably obscured glass. This condition should be applied to enforce current and future owners to comply. However my view remains that this application should be rejected principally on the grounds of its incompatibility with the surrounding property”.

Jeremy Garside  
6 Meadow Walk' Carlton

“We wish to object to the application for the following reasons.

The increase in roof height and three-storey town house appearance is out of keeping with the neighbouring properties and rural location

The introduction of a window into the gable end of the property will adversely affect the privacy of the neighbouring property.

Should the development be granted planning permission, we would like it to be made a condition that an obscure glass be used in the window in the gable end or removed entirely from the proposal. Furthermore, should planning permission be granted we have strong concerns about access and safety during the construction period? The property is located at the end of a footpath that leads to Carlton's only recreation/play facility. The location of our house requires us to drive across a public footpath to enter or leave our property. It is essential that the shared access and turning area in front of 5 Meadow Walk is kept free of vehicles, skips, machinery and building materials at all times to ensure public safety.

We would therefore request that planning conditions ensure that all materials associated with the development are stored within the boundary of the applicants own premises. The working area used by contractors should be similarly defined. Also the contractor's vehicles are parked away from the shared access with appropriate signage erected to prevent parking in the turning area. We would expect this condition to be strictly enforced so as to ensure the safety of the public and especially children visiting the play area/field.”

Mary E Pinkey  
9 West Garth' Carlton

“I wish to object to the application for a loft conversion at 5 Meadow Walk, Carlton. This house is the largest house in Meadow Walk and already has four, second floor windows

overlooking the houses in West Garth. The house stands on ground some three feet higher than the properties in West Garth and to extend upwards as requested would leave some six or seven windows overlooking our properties. In my opinion this application should not be granted as it is not in keeping with the surrounding properties.”

Mr H and Mrs M Horner  
7 West Garth' Carlton

“We wish to object to the above application for the following reasons. Due to the higher ground level and the building being in close proximity to our boundaries, it is already over powering and an invasion of privacy. The increase in height following the proposed conversion will only exacerbate the situation. The dormer windows are also judged to be obtrusive.”

Mrs S Purcifer  
8 West Garth' Carlton

“I live directly behind No5 and I object to how much higher their property will be. Their garden is 4ft higher than mine and another 4 to 5 ft on the house will make them tower over us and all privacy will be gone. I'm a pensioner and like to sit out and potter in my garden whenever possible. If an appeal should arise please let me know.”

Karen Farley  
6 Westgarth' Carlton

“With reference to planning application for 5 Meadow Walk Carlton Stockton-on-Tees for raising the roof ridge and dormer windows, I would like to object on the grounds of lack of privacy for those of us living in Westgarth. The gardens of Meadow Walk are already 4 feet higher than Westgarth making the houses much taller than originally planned invading our privacy, If permission is granted we would lose any remaining privacy, which is totally unacceptable.”

## **PLANNING POLICY**

9. 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)*.

10. 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**

11. The application site is located in Carlton Village, Stockton-on-Tees. The applicant seeks planning permission to increase the roof height of the dwelling to allow for a loft conversion and for the erection of 5no dormer windows at 5 Meadow Walk.
12. This modern detached property is located in a residential small cul-de-sac, situated off Thorpe Road which is the main road through Carlton. Directly opposite the application site the highway has a turning head used for vehicular manoeuvring.
13. The property is located at the end of the cul-de-sac. Directly to the north of the property's side gable is a public footpath which leads to a grassed area used recreationally by the occupants of Carlton village. The surrounding dwellings within Meadow Walk are of a similar size to this property but are varied in design. The streetscene gradually slopes upwards from Thorpe Road to the property at the far end of the street which is 6 Meadow Walk and adjacent to the application site. Directly opposite the site is Carlton Lodge, which is sited on a large plot of land and enclosed to the south west by means of a high-level (over 2.0m), staggered height brick wall with hedgerow above. The occupants of Meadow Walk front on to this wall.
14. The property, subject of this application itself is quite large and is open plan to the front. The dwelling has a large, double integral garage with driveway in front which in total can accommodate 4no incurtilage car parking spaces.

### **MATERIAL PLANNING CONSIDERATIONS**

15. Taking into account the location of the development and the neighbouring properties concerns, the main planning considerations of this application are the impacts on the character of the property and the area, the impact on amenity and privacy of surrounding properties and access and highway safety.

#### Impact on Property and Streetscene

16. The proposed design, scale and materials to be used involved in raising the roof and installation of new dormers are an acceptable form of development in this location and will, it is considered, not detract from the character of the host property.
17. Given the location of the property in relation to surrounding dwellings and taking into account the sloping level of the streetscene, it is considered that although the property will be higher in level than surrounding properties, the difference of approximately 1.100m is relatively minor and in this location will not severely impact or be detrimental to the character of the streetscene. Furthermore, given the location of the property within the village it will have little, if any impact on the rural landscape
18. In terms of the dormer windows, the property is a modern design situated within a streetscene of properties of varying design and character. The neighbouring property to the south of the site has a similar dormer window within the roof space of their attached garage and albeit not within the roof of the host property, this feature has still set a precedent for similar style dormer windows.
19. In light of the above factors, notwithstanding the concerns of the neighbours and Parish Council, it is considered that the proposed development will not be detrimental to the character and appearance of the streetscene or the rural area outside of the village.

#### Residential Amenity

20. Given the location of the property and its relationship with surrounding dwellings, the increase in roof height and addition of dormer windows to the front and rear is not considered to impact on the surrounding neighbouring properties in terms of overbearing. Carlton Lodge, which is south east of the site is approximately 24.0m away. No 6 Meadow Walk, which is sited north of the application site is approximately 10.0m away. The properties to the rear of the site including 7,8 & 9 West Garth are at a minimum distance of 23.0m away.
21. The application site is noted to be higher in level than surrounding dwelling due to the natural slope of the streetscene however the increase in height will not be over dominant and in turn will not create a negative impact in terms of overshadowing or loss of light.
22. A loss of privacy is not considered to occur for occupants of the surrounding dwellings. The dormer windows to the front of the property will look out over towards Carlton Lodge, however given the existing boundary treatment it is considered that the high-level wall (with hedgerow above) sufficiently screens any potential direct overlooking into the neighbouring properties amenity space.
23. The dormer windows to the rear of the property will look out towards the rear gardens of 7, 8 and 9 West Garth. The windows will serve an en-suite, stairwell and the bedroom. It is considered that the proposed dormer windows will not worsen the situation in terms of overlooking into these properties given the position of the windows at first floor level of the rear elevation of the host property.
24. The proposed triangular window located to the side gable of the property facing north towards the garden of 9 West Garth and 6 Meadow Walk, although significant in size, is considered acceptable within its location. It is noted the garden of 9 West Garth is large, and the direct view from the window will be at the top end of the garden, away from the immediate amenity space of the property. No 6 Meadow Walk is not considered to be unduly impacted upon in terms of overlooking as the triangular side gable window will face over towards their attached garage. However, an opportunity for overlooking the garden of 9 West Garth presents itself and a condition should be attached to any planning approval

requiring the applicant to provide a non-opening and obscurely glazed window to protect the privacy and amenity of the occupants of 9 West Garth.

### Highway Safety

25. SPD3: Parking Provision for New Developments suggests that 4no incurtilage car parking spaces is required for a 5-bedroom property. The 4no car parking spaces can be practically achieved by means of the existing double garage and large driveway to the front of the property.
26. Highway Engineers do not object to the proposal following confirmation that the integral garage has a roller shutter door and that the driveway is acceptable in terms of design guide standards and can therefore accommodate the requisite incurtilage car parking.
27. In light of the above, it is considered that the proposed development accords with principles contained within Supplementary Planning Document 3: Parking Provision for New developments, and is consequently considered acceptable on highway grounds.

### Residual matters

28. Comments from neighbouring properties have been received raising concerns about construction traffic, potential obstruction of the footpath caused by the storage building materials and general disturbance. These matters, however, are not material considerations to the planning decision and are matters controlled under other legislation (i.e. Building Regulations, Environmental Health and Highway).

### **CONCLUSION**

29. Overall, the development 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 neighbouring properties and is acceptable in terms of highway and pedestrian safety.
30. The application is considered to accord with policies GP1 and HO12 of the Stockton-on-Tees Local Plan and principles contained within Supplementary Planning Guidance Number 2: Householder Extension Design Guide and Supplementary Planning Document Number 3: Parking Provision for New Developments. Following this, it is recommended that the above application be approved subject to conditions.

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Miss Jill O'Donnell Telephone No 01642 526064**

### **Financial Implications**

None

### **Environmental Implications**

As report.

### **Community Safety Implications**

As report



### **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 Local Plan (June 1997)

### **WARD AND WARD COUNCILLORS**

<b>Ward</b>	<b>Western Parishes</b>
<b>Ward Councillor</b>	<b>Councillor F. G. Salt,</b>