

DELEGATED

**AGENDA NO 4
PLANNING COMMITTEE**

UPDATE REPORT

22nd May 2008

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

08/0456/FUL

16 Worsall Road, Yarm.

Erection of two-storey front, side and rear extensions, single storey rear extensions and a single storey front porch.

Expiry Date 6 May 2008

SUMMARY

This report updates agenda item 7 and sets out additional correspondence received from Councillor Sherris, the applicant and the neighbouring residents at 12 and 18 Worsall Road.

Councillor Sherris has withdrawn previous comments relating to the application and has stated that his concerns have been resolved.

The applicant has submitted a response from his solicitor to the objections received in relation to this application and the neighbours at No.12 and No.18 have, in turn, responded to the solicitor's letter.

In addition, the applicant has submitted various photographs some of which highlight existing views across neighbouring properties.

It is not considered that the correspondence raises any new material planning considerations and, as such, the recommendation remains as set out in the main report.

RECOMMENDATION

The recommendation remains as set out in the main report, in that planning permission be approved with conditions.

Responses received

Councillor Sherris

1. "I am a bit concerned that my representations have been taken as objections. This was never the case. Since going on site last week my concerns (not objections) have been resolved and I am quite happy with the application".

The Applicant – Mr Rawlinson

2. A letter from solicitors acting on behalf of Mr Rawlinson has been received in response to objections to the application. The main points are summarised as follows:
 - 16 Worsall Road has one of the smallest building footprints on Worsall Road, where there is a varying mix of both houses and bungalows of differing styles and sizes
 - The majority of neighbouring houses on Worsall Road have been extended in the past.
 - The submitted plans have been produced by a reputable firm of architects and are drawn to scale.
 - The demolition of the existing garage will improve the front aspect of the property and increase amenity for neighbouring properties and the new build garage is not subject to planning controls
 - Various comments have been made to explain the line of site between some neighbouring properties and from the application site
 - The new development will not extend any further towards the east or west boundaries.
 - The neighbouring no.18 has been vacant for a number of years.
 - Comments were also made pointing out existing features on neighbouring properties, including a large 'shed' in the rear of No.18.
3. The applicant has submitted a number of photographs, which show various neighbouring properties and existing views from the application site.

Nos.12 and 18 Worsall Road.

3. Letters of response to the above points made by Mr Rawlinson have been received from the neighbouring residents at no.s 12 and 18 Worsall Road. The main points raised are summarised as follows: -
 - A number of points have been made addressing the applicant's reference to extensions on other properties. The resident at No.18 has asked for evidence of other extensions.
 - Removing the front garage will not enhance the amenity of neighbouring residents
 - The new development is not in sympathy with surrounding buildings.
 - A number of points were made in relation to the newly erected garage to the rear of the property.
 - The 'shed' to the rear of no.18 is, in fact, a two-storey building and no.18, while currently vacant, has not been so for a number of years.
 - Comments have been made in relation to the proximity of the side of the extension to the east boundary fence, with no.14 and in response to comments made, on behalf of the applicant, with reference to lines of sight between neighbouring properties.
 - Comments have been made which reiterate previous objections relating to privacy, character, amenity and the street scene.

4. The resident at no. 12 has submitted photographs, which indicate existing boundaries and the newly erected garage.

MATERIAL PLANNING CONSIDERATIONS

5. The letters submitted by the neighbouring residents have addressed or refuted a number of comments made on behalf of the applicant and have not raised any new reasons for objection to the planning application. The material planning considerations remain as in the initial report and concerns over privacy and amenity, the street scene and character of the property have already been addressed.
6. Evidence of other extensions to neighbouring properties has been requested. The planning department has records of planning approvals for extensions to a number of properties on Worsall Road. These include a first floor rear extension and conservatory at No.12, approved in 1985, garage, utility room and dormer extensions approved at no.14, a pitched roof over an existing flat roof extension at no.20, approved in 1999 and 2-storey and single storey extensions and a detached garage at the rear of no.24 were approved within application 04/1164/FUL.

CONCLUSION

7. It is considered that no new material planning considerations have been raised in relation to the proposed development, and there are no changes in material considerations, which indicate that a decision should be otherwise than to approve planning permission. It is considered that the proposed development accords with guidance found in the Supplementary Planning Guidance Number 2: Householder Extension Design Guide, and would be in line with policies GP1 and HO12 of the Adopted Stockton on Tees Local Plan.

Corporate Director of Development and Neighbourhood Services

Contact Officer Miss Rebecca Wren

Telephone No 01642 526065

Email Address rebecca.wren@stockton.gov.uk

WARD AND WARD COUNCILLORS

Ward - Yarm

Ward Councillor - Councillor J Beaumont

Ward Councillor - Councillor J Earl

Ward Councillor - Councillor A Sherris

