

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 11th JUNE 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

The application site is 16 Worsall Road, which is a detached two-storey dwelling located on a main road and within a row of other detached dwellings. The applicant is seeking permission for the erection two storey extensions to the front, side and rear, single storey extensions to the rear and a single storey front porch. The planning application was reported to the Planning Committee on 22nd May 2008 when consideration was deferred to enable Members to undertake a site visit before determining the proposal.

The site is bounded by 18 Worsall Road to the south, 14 Worsall Road to the north east and to the rear of the site by the River Tees. Both neighbouring properties are bungalows, with a rear dormer at No.14.

The planning application has been publicised by means of individual letters and objection letters have been received from 4 properties.

The main planning considerations relate to the visual impact upon the street scene and any impacts upon the privacy and amenity of the occupants of neighbouring properties and highway safety.

Notwithstanding the concerns raised by residents, it is considered that overall the proposed development will not have a significant detrimental impact on the amenities of the area and is in accordance with policies GP1 and HO12 of the Stockton on Tees Local Plan. It is accordingly recommended for approval with conditions.

RECOMMENDATION

Planning application 08/0456/FUL be Approved with Conditions subject to

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>SBC0001</i>	<i>22 February 2008</i>
<i>70863665/1</i>	<i>22 February 2008</i>
<i>01</i>	<i>22 February 2008</i>
<i>02</i>	<i>22 February 2008</i>
<i>03</i>	<i>22 February 2008</i>
<i>04</i>	<i>22 February 2008</i>
<i>05</i>	<i>22 February 2008</i>
<i>06</i>	<i>22 February 2008</i>
<i>07</i>	<i>22 February 2008</i>
<i>08</i>	<i>22 February 2008</i>
<i>09</i>	<i>22 February 2008</i>
<i>SBC0002</i>	<i>22 February 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

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 or any significant impact upon highway safety and there are no other material considerations which indicate a decision should be otherwise.

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

BACKGROUND

1. There has been no planning history since a porch and garage extension was approved in 1981. The applicant has recently erected a detached garage in the rear of the property, however, as it is located more than 5m away from the main dwelling, it has been erected under permitted development rights for which no formal planning permission was required.

SITE AND SURROUNDINGS

2. The application site is 16 Worsall Road, a two-storey dwelling set on a sloping main road. The property is located between 2no. residential bungalows and the rear garden projects towards the River Tees. The properties along this section of Worsall Road are individual detached two-storey and single storey dwellings of various sizes and styles and there is no obvious building line.

PROPOSAL

3. Approval is sought for the erection of two-storey front, side and rear extensions, single storey extensions to the rear and a single storey porch extension to the front.
4. The proposed two-storey front extension will provide a ground and first floor bay window and will project 0.8m from the front of the dwelling.
5. The proposed side extension will in line with the front of the main dwelling and will project 2m from the rear of the dwelling. The proposal will project 2.5m from the side of the property and will be built on the site of an existing single storey kitchen extension. The roof of the proposal will be 1.25m lower than that of the main dwelling and a dormer window will be provided to the front.
6. The proposed two-storey rear extension will project 3.375m from the rear of the dwelling and will be 4.2m in width. The roof of the proposal will be 1.2m lower than the main dwelling.
7. The proposed single storey rear extensions are in 2 parts. One extension will be located to the rear of the proposed side extension and will project an additional 1.55m to the rear and will be 2.8m wide and 3.72m high with a hipped roof. The second rear extension will measure 2.1m x 2.8m x 4.2m high with a lean to style roof. This proposal will be in line with the proposed two-storey side extension and will not project as far to the rear as the two-storey and other single storey rear extensions.
8. The proposed porch extension will measure 1.05m x 2.5m x 3.5m high, with a hipped roof. The applicant has also indicated the provision of a loft conversion, including a side window and velux roof light to the rear, and the demolition of an existing detached double garage at the front, which are permitted development.

PUBLICITY

9. Neighbours of the application site were notified of the application by letter and the consultation period expired on 4th April 2008.
10. 7 objection letters have been received from 4 properties in respect to the application. The addresses are as follows;

12, 14, 18, 20 Worsall Road
11. Comments have also been received from Councillor Sherris, who has withdrawn previous concerns relating to the application. Councillor Sherris has stated, "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".

12. Objections from neighbouring residents are summarised as follows;

Amenity of Residents

Impact on views, light and privacy.
Overbearing impact from a house next to bungalows.
Proximity of proposals to neighbouring boundary.

Visual Amenity

Out of keeping with street scene and character of area.

Other Matters

Drainage of surface water and concerns over connection to sewer at No.18
Impact on value of neighbouring properties
Concerns over errors on plans – Omission of neighbouring properties
Do not show measurements
Concerns over location of boundaries and ownership
(Land Registry Document Submitted)
Plans do not accurately represent the site.
Various objections to recently erected detached garage.

12. In addition to the above, the applicant 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. 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 additional reasons for objection, other than those outlined above.

PLANNING POLICY CONSIDERATIONS

13. 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)*.
14. 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.

MATERIAL PLANNING CONSIDERATIONS

15. The main considerations in respect of the proposed development relate to the impacts upon the visual amenity of the street scene, the impacts upon the privacy and amenity of neighbouring residents and highway safety.

Impact on the character of the surrounding area and street scene

16. The application site is located within a row of detached dwellings. The properties within this part of Worsall Road are all individual properties and there is no predominant building style or obvious building line. There are a number of examples where two-storey dwellings are located adjacent to bungalows.
17. Various properties have been altered over the years and these extensions 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 extensions 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.
18. The application will result in development of approximately 21% of the available plot. This is below the maximum 33.3% recommended within SPG2: Householder Extension Guide and it is considered that there will be sufficient amenity space available for the dwelling and that the proposal will not result in over development.
19. SPG2: Householder Extension Guide recommends that two-storey side extensions are set back from the front of the property or a minimum of 1m in from the side boundary. This is to prevent a terracing impact. In this case, the proposed side extension will be set 1.1m back from the front of the main dwelling at first floor level and 0.35m in from the side boundary. In addition, the application site is a detached two-storey dwelling adjacent to a detached bungalow. It is not considered that the proposal will have a terracing impact.
20. No.16 is set over 15m back from the main highway and is set back from the neighbouring no.18. It is, therefore, not considered that the proposals will form an obtrusive feature within the street scene or have a significant impact upon the character of the area.

Impact on Privacy and Amenity of Neighbouring Residents

21. A number of residents have expressed concerns that the proposal will lead to a loss of privacy. It is acknowledged that the proposed first floor bay window to the front of the property will allow some view into a nearby window at No.18. However, there is an existing bedroom window within the first floor side elevation of the application site. It is not, therefore, considered that the proposal will significantly worsen an existing situation.
22. It is also acknowledged that the bay window within the proposed rear extension will also allow some side ways view over neighbouring properties. However, this will be mostly confined to the ends of the rear gardens and will not be significantly greater than views from existing rear windows. In addition, there are existing first floor side windows that already grant views over neighbouring properties. It is not considered that the proposed bay windows will significantly worsen an existing situation or lead to an unacceptable loss of privacy.
23. Concerns have been expressed over the potential for an overbearing impact upon neighbouring single storey bungalows. However, there are a number of examples in the street where a large two-storey dwelling is located between single storey properties. The proposed two-storey side extension will not project beyond the rear of the adjacent no.14, will be set back from the front of the main dwelling and will also have a lower ridge height than the main property. It is not considered that this proposal will have a significant over bearing impact upon neighbouring properties.
24. The proposed single storey rear extension will project 3.35m beyond the rear of the existing dwelling and should, therefore, be subject to the 60 degree rule, as explained within SPG2. Following these principles it is not considered that the proposal will have a significant overbearing impact upon neighbouring properties.
25. The proposed two-storey rear extension projects 3.35m from the rear of the main dwelling and should be subject to the 45 degree rule, as explained within SPG2. However, due to the position of No.18 being significantly forward of neighbouring properties, the existing dwelling already breaks the 45 degree rule. Given the position of the two properties it is not considered that the proposal will significantly worsen an existing situation or lead to an unacceptable overbearing impact.
26. The proposed extensions are located to the north of the neighbouring 18 Worsall Road and do not project significantly beyond the existing dwelling at 14 Worsall Road. It is, therefore, not considered that there will be a significant impact, leading to a serious loss of light into the neighbouring properties.
26. Other concerns from neighbouring residents include the impact upon the views and aspect from neighbouring properties. However, the loss of a view is not a material planning consideration and cannot be addressed within this application.
27. Overall, it is not considered that the application will result in a significant loss of privacy and amenity for neighbouring residents.

Highway Safety Issues

28. The property is currently a three-bedroom dwelling and the proposed extensions will increase the size of the property to a four-bedroom house. SPD3: Parking Provision for New Developments requires that a dwelling of this size has 3no. in curtilage car parking spaces.

29. There is currently a detached double garage to the front of the property that the proposed site plans indicate is to be demolished. However, there is a double width drive of 17.1m indicated for the front of the property and an additional 5m x 5m parking area. The applicant is able to provide in excess of the minimum required spaces and will utilise an existing access. It is not, therefore, considered that the application will result in a significant impact upon highway safety.

Other Matters

30. A number of objections received in relation to this application have expressed concerns over the impacts of a detached garage to the rear of the property and the width of the driveway to this garage. The garage has been erected under permitted development rights, and the planning authority has no control over this development. These concerns cannot, therefore, be addressed within this planning application.
31. Comments have been made that relate to the impact of the application upon drainage. This is not a material planning consideration and the drainage from the proposed extensions will be addressed at the building regulation stage. Issues relating to the connection of the property to the sewer system on neighbouring properties are civil matters and also cannot be addressed within this application.
32. Concerns over the loss of value of neighbouring properties are also not material planning considerations and cannot be addressed within this application.
33. Neighbours have various points of concern relating to errors within, and omissions from, the submitted plans. The neighbouring residents have stated that a number of measurements and other elements, including the position of neighbouring properties, were missing from the plans and, therefore, the application could not be considered. However, the submitted plans are fully to scale, indicate all required elevations and are considered to be acceptable. In addition, a site visit has been carried out to confirm a number of measurements from the plans. It is considered that the submitted plans are an accurate representation of the site.
34. Land ownership records submitted by the resident at No.14 Worsall Road do not contradict submitted plan SBC0001 and the applicant has signed certificate A to confirm that the proposals are to be built on land within their ownership. There is no evidence that suggests the proposed extensions are to be built on land not owned by the applicant and any other matters relating to boundary ownership are civil and cannot be addressed in the application.

CONCLUSION

35. 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.

Corporate Director of Development and Neighbourhood Services
Contact Officer Miss Rebecca Wren Telephone No 01642 526065

Financial Implications – None

Environmental Implications - As Report

Community Safety Implications - N/A

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 - Stockton-on-Tees Local Plan, SPG3: Parking Provision for New Developments, SPG2: Householder Extension Design Guide.

Ward

Yarm

Ward Councillor **Councillor J Beaumont**

Ward Councillor **Councillor J Earl**

Ward Councillor **Councillor A Sherris**