

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 2nd JULY 2008

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

08/0801/FUL

542 Thornaby Road, Thornaby, Stockton on Tees

Conversion of Existing Dormer Bungalow into Two-Storey Dwelling and the Erection of a Single Detached Garage.

Expiry Date: 5 June 2008

SUMMARY

The application site is 542 Thornaby Road, which is a detached dormer bungalow located on a main road and within a row of other detached dwellings. The applicant is seeking permission for the conversion of the property into a two-storey dwelling and the erection of a single storey garage to the rear.

The site is bounded by 540 Thornaby Road to the north and 544 Thornaby Road to the south. There is a rear garden of approximately 100m in length that projects towards 51 The Green and properties on The Drive, Thornaby.

The planning application has been publicised by means of individual letters and objection letters have been received from 9 properties adjacent to the site and from Councillor Eddy. The main reasons for objection related to a loss of privacy from a proposed balcony. Revised plans were submitted removing the balcony from the scheme and neighbours were re-consulted. No further correspondence was received.

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.

It is considered that overall the proposed development which does not now include a balcony 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 08/0801/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>BUTLER/01 REV P2</i>	<i>27 May 2008</i>
<i>SBC0001</i>	<i>26 March 2008</i>
<i>SBC0002</i>	<i>10 April 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

03. *No development shall commence until a scheme for the protection of trees on site has been submitted to and approved in writing by the Local Planning Authority. The trees shall be protected in accordance with BS 5837:2005 and any agreed scheme shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and shall be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.*

Reason: To protect the existing tree on site that the Local Authority consider to be an important visual amenity in the locality, which should be appropriately maintained and protected.

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 is no planning history relating to this proposal. A planning application for outline permission for a dormer bungalow in the rear, 06/3730/OUT, was refused in May 2007.

SITE AND SURROUNDINGS

2. The application site is 542 Thornaby Road, a detached dormer bungalow set on a main road. The property is located between 2no. two-storey dwellings and the long rear garden

projects towards 51 The Green and properties on The Drive. The properties along this section of Thornaby Road are individual detached two-storey and single storey dwellings of various sizes and styles.

PROPOSAL

3. Approval is sought for the conversion of a dormer bungalow into a two-storey dwelling and the erection of a single storey detached garage.
4. The conversion of the property will involve raising the roof from 6.2m to 8.5m, a difference of 2.3m. The ground floor of the property will remain the same and the roof will remain as a gable roof. The height to the eaves of the property will be 5.5m
5. 2no. first floor windows will remain in the front elevation and windows serving bedrooms, a bathroom and the stairway will be provided in the rear elevation. A set of French doors and Juliet railings will be provided for 1no. bedroom within the rear elevation.
6. The proposed single storey garage will measure 5.55m x 2.9m x 2.4m high, with a slightly sloping roof. This proposal will be located to the rear of the dwelling and adjacent to the boundary with 544 Thornaby Road. The application will also involve the demolition of an existing detached double garage to the rear of the dwelling and adjacent to the boundary with no.544.
7. The applicant originally proposed to provide a first floor balcony above an existing single storey rear extension. Revised plans have been submitted to remove this proposal from the application.

CONSULTATIONS

8. Landscape

The trees will be unaffected by the alterations to the property, however, they should be fully protected during the construction phase.

PUBLICITY

9. Neighbours of the application site were notified of the application by letter and the initial consultation period expired on 2nd May 2008.
10. 9 objection letters have been received from 9 properties in respect to the application. The addresses are as follows;

540, 544, 548 and 550 Thornaby Road
49 and 50 The Green
5 Bassleton Lane
Ballantrae and Anorien, The Drive
11. Comments have also been received from Councillor Eddy, who states, "Please accept my objection to the above planning application primarily on the grounds that the proposed balcony infringes upon the privacy of neighbours, which will be overlooked".

12. Objections from neighbouring residents were restricted to concerns about the impact upon the privacy of neighbouring residents from a proposed rear balcony.
13. During the course of the application, the applicant submitted revised plans which removed the balcony from the scheme. Neighbours were re-consulted, with a deadline of 9th June, and no further correspondence was received.

PLANNING POLICY CONSIDERATIONS

14. 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)*.
15. 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

16. 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

17. The application site is located within a row of detached dwellings. The properties within this part of Thornaby Road are all individual properties and there is no predominant building style. The properties at either side of the application site are both two-storey dwellings.
18. The application site is set 12m back from the main road and 3m back from the front of the neighbouring 544 Thornaby Road. As a result, it is not considered that the dwelling will form an obtrusive feature within the street scene.
19. Given the varying sizes and styles of other properties along Thornaby Road, it is also not considered that the proposal will have a significant impact upon the character of the area or the street scene.

Impact on Privacy and Amenity of Neighbouring Residents

20. The objections received from neighbouring residents all relate to a loss of privacy from a first floor rear balcony. Revised plans have been submitted which removed this aspect of the development from the application. Neighbours have been re-consulted and no further correspondence was received. It is, therefore, considered that the concerns of neighbouring residents have been addressed.
21. The proposed alterations of the dwelling will not increase the footprint of the property and will not project further to neighbouring residents. There will be an increase in the ridge height of the dwelling of 2.3m. However, the property is located between 2no. 2-storey dwellings and it is not considered that there will be any significant overbearing or over shadowing impact from the proposal.
22. The applicant is not proposing to install any additional windows within the side elevations of the property and the proposed plans indicate the removal of an existing first floor bedroom window within the side elevation. There will be Juliet railings across the proposed French windows, at the rear, that will prevent any significant sideways views and there is a rear garden of approximately 100m in length. It is not considered that the proposal will have any significant impact upon the privacy of neighbouring residents.
23. The proposed detached garage will be located adjacent to the boundary with 544 Thornaby Road. There is one window within the side of No.554, however, this already faces onto the existing dwelling at the application site and it is not considered that there will be any additional shading impact from the proposed garage. In addition, the proposal is in line with the 60-degree rule, as explained within SPG2: Householder Extension Guide, an existing double garage along the boundary will be demolished and there is an adjacent detached garage at No.544.
24. For the reasons stated above, it is not considered that the application will result in a significant loss of privacy and amenity for neighbouring residents.

Highway Safety Issues

25. The proposed alterations will result in the provision of 1 additional bedroom, making the property a four-bedroom dwelling. SPD3: Parking Provision for New Developments recommends that a dwelling of this size has 3 in curtilage parking spaces.

26. There is currently a detached double garage to the rear of the property that will be demolished and replaced with a single garage. This is of a sufficient size to provide 1 in curtilage parking space. The existing driveway is approximately 23m in length and is considered sufficient to provide in excess of the required spaces for this dwelling.
27. The applicant is able to provide the requisite number of parking 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

28. A hawthorn tree to the front of the property is covered by a Tree Preservation Order. The tree is located adjacent to the footpath and is approximately 9m from the dwelling. The application does not involve any increase to the footprint of the property and the Council's Landscape Architects are satisfied that the trees on site will be unaffected by the proposed development. It is, however, considered necessary to impose a condition to prevent any damage to the tree during the construction process.

CONCLUSION

29. 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

Village

**Ward Councillor
Ward Councillor**

**Councillor I Dalgarno
Councillor M Eddy**