

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 13 AUGUST 2008

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

08/2166/REV

12 Holywell Green, Eaglescliffe, Stockton-on-Tees

Revised application for two storey extension to side and porch to front(demolition of existing attached garage)

Expiry Date 27 August 2008

SUMMARY

This is a revised application for the erection of a two storey extension to the side and porch to the front (demolition of existing attached garage) of No 12 Holywell Green, Eaglescliffe.

The site is bounded by No 14 Holywell Green to the north, No's 10 and 11 Holywell Green to the South and to the rear of the site No's 15-17 (odds) Roundhay Drive are present. The application site is located in a cul de sac of similar style properties.

The neighbour at No 14 Holywell Green. has no objections subject to the proposed two storey extension not projecting past the existing building line of No's 12 and 14 Holywell Green, which is in accordance with the submitted proposed plans.

Following the receipt of revised plans to show the existing correct drive length, internal alterations to the proposed garage, and the raising of the proposed ridge height to tie into the existing ridge height to the rear, consultation on the revision has been undertaken. The expiry date for the consultation will be 9th August 2008 and Members will be advised at the meeting of any representations received from this consultation.

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

In accordance with the approved scheme of delegation, the application is being reported to the Planning Committee for determination as the planning application has been submitted by the applicant who is married to a member of the Council.

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 08/2166/REV 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
01 REV A	28 July 2008
L.P.01	30 June 2008
02	30 June 2008
03	30 June 2008
04	30 June 2008
06 REV B	30 June 2008
07 REV B	30 June 2008
05 REV D	29 July 2008
08 REV C	29 July 2008
09 REV C	29 July 2008

Reason: To define the consent.

02. Details of all external finishing materials shall be agreed with the Local Planning Authority before the development is commenced.

Reason: To reserve the rights of the Local Planning Authority with regard to these matters.

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
SPD3; Parking Provision for New Developments (2006)**

HEADS OF TERMS

BACKGROUND

1. This is a revised application of a previously submitted scheme in May 2008 (application 08/1257/FUL), which was withdrawn as the proposed integral garage was not large enough, to provide one of the three requisite parking spaces, in accordance with SPD3.

PROPOSAL

2. Approval is sought for the erection of a two storey extension to the side and porch to the front (demolition of existing attached garage) of No 12 Holywell Green, Eaglescliffe.
3. The proposed two storey side extension will be located on the site of the existing attached garage (to be demolished) and will create a replacement garage and kitchen extension on the ground floor and at first floor level an additional bedroom and bathroom will be created.
4. The proposed two storey extension will measure approximately 8.25m in length x 2.65m in width. The proposed extension will have a maximum height of 7.35m and the ridge height

will be reduced by 0.7m from the existing dwellings ridge height. The proposal would be set back 0.1m from the front of the existing dwelling at ground floor level and by 2.2m. t first floor level. A garage door and 1 no. window are proposed for the front elevation, and at the rear 1 no. access door and 1no. window.

5. The proposed porch will be located on the front elevation of the dwelling and would have a maximum projection of 1.35m x 2.7m in width x 3.35m in height with a lean to roof. The porch will feature a single access door in the front elevation and windows in the side elevations of the proposal.
6. Following discussions with the Head of Technical Services on this current application, it was noted that the submitted existing and proposed plans were inadequate as they did not show the correct drive length, as measured on site, of approximately 13m, and instead the plans show a length of approximately 9m. In addition the submitted proposed ground floor plans for the integral garage showed an insufficient length of 4.6m, and in accordance with SPD3 standards, the length should be at least 4.8m x 2.4m in width.
7. Subsequently, the applicant's agent has submitted revised plans showing the correct drive length on both the existing and proposed floor plans, whilst an internal alteration to the proposed garage and ground floor, provides the sufficient length of 4.8m. Both alterations allow the requisite three car parking spaces to be provided within the curtilage of the application site to design guide standard (SPD3).
8. An additional alteration to the proposed scheme on the recently submitted revised plans includes the raising of the ridge height on the rear elevation of the proposed two storey extension by approximately 0.2m. This alteration will then tie into the pitch of the existing rear elevation of the dwelling.
9. Following the receipt of revised plans to show the existing correct drive length, internal alterations to the proposed garage, and the raising of the proposed ridge height to tie into the existing ridge height to the rear, consultation on the revision has been undertaken. The expiry date for the consultation will be 9th August 2008 and Members will be advised at the meeting of any representations received from this consultation.
- 10.

CONSULTATIONS

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

11. Councillors
No comments received.
12. Urban Design Engineers (comments received following consultation for revised plans 30.07.08)

General Summary

Urban Design has no objections to this application.

Highways Comments

I refer to the amended drawings for this application. The garage dimensions have been altered to 4.8 metres by 2.4 metres and there is sufficient space on the driveway for the required 2 further car parking spaces. I therefore have no objections to this application.

PUBLICITY

13. Neighbours were notified and comments received are below

14. Mr. Hollins

14 Holywell Green' Eaglescliffe

We have no problems so as long the porch/garage doesn't extend beyond the front of our house as stated in our last representation form. Thank You.

PLANNING POLICY

15. The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

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)*.

The following planning policies are considered to be relevant to the consideration of this application:-

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16. 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.

17. 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.

SPD3; Parking Provision for New Developments (2006)

SITE AND SURROUNDINGS

18. The application site lies within an existing residential area and the surrounding properties are similar in scale and design to the application site. There are a number of two storey side extensions similar to the proposal within the street scene.

MATERIAL PLANNING CONSIDERATIONS

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

Design, scale and appearance of development

20. It is considered that the proposed two-storey side extension will have a minimal impact on the existing building due to the matching design, mass and scale of the proposed scheme, which respects the proportions of the existing building. It is also considered that the external finishing materials are in keeping with the existing building.
21. Supplementary Planning Guidance Note 2 which states that extensions should blend in with the existing property in terms of siting, design, scale and materials and that they should be designed to compliment the main house, i.e. being smaller or set back. The guidance states that "normally a gap of at least 1 metre is required between the outside wall of the extension and the boundary of your plot to avoid creating a terracing effect. Alternatively it may have to be set back from the front of the house by as much as 2 metres for the same reason".
22. The proposed scheme accords with this guidance as the first floor will be set back from the existing front elevation of the dwelling by 2.2m whilst the ridge height of the proposed extension will be reduced by 0.7m from the ridge height of the existing dwelling. It is therefore considered that the whole development will create a subservient design, which complements the host property and will not lead to a potential terracing affect.
23. It is also considered that the proposed porch respects the scale, proportion and design of the main dwelling whilst there is a similar example of a porch at the adjacent neighbouring dwelling of No 14 Holywell Green. It is therefore considered that the proposal will have a minimal impact on the existing dwelling, and it will not introduce an incongruous feature within the street scene.

Impact on amenity and privacy of neighbouring properties

24. Given that the proposed two storey extension does not project any further than the existing building line to the front or the rear, and there are no windows located in the side elevation of the adjacent neighbouring property of No 14 Holywell Green, it is considered that the proposal will not result in an adverse loss of amenity of the neighbouring property in terms of overbearing or overshadowing.
25. The proposal features windows in the front and rear elevations of the proposed two storey extension. However, due to separation distances of over 21m from the proposed two storey extension to the neighbouring properties of No's 15, 16 and 17 Roundhay Drive (rear) and to No's 8, 10, 17 and 18 Holywell Green (to the front), it is considered that the proposed scheme will not lead to an adverse loss of privacy or amenity for neighbouring properties in terms of overlooking and overbearing.
26. Given that the proposed porch is a non-habitable room and has a minimal projection of 1.35m, it is considered that the proposed extension will not lead to any loss of privacy or amenity for neighbouring properties in terms of overlooking or overbearing.

Highway Safety Issues

27. SPD3: Parking Provision for New Developments requires that a three bedroom dwelling provides three parking spaces in this location. Following the submission of revised plans, the Head of Technical Services has no objections to the proposed scheme, as the proposed garage has been internally altered to meet the required measurements of 4.8m in length x 2.4m in width. In addition there is a single width drive of 13m in length to the front of the property and the applicant is therefore able to provide the requisite 3 no. car parking spaces within the curtilage of the property to SPD3 standard.
28. It is therefore considered that a loss of highway safety is unlikely and that the proposal will not affect access and parking arrangements.

CONCLUSION

29. 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 Mr Daniel James Telephone No 01642 528551

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 AND WARD COUNCILLORS

Ward Eaglescliffe
Ward Councillor Councillor A L Lewis
Ward Eaglescliffe
Ward Councillor Councillor J. A. Fletcher
Ward Eaglescliffe
Ward Councillor Councillor Mrs M. Rigg