

DELEGATED

AGENDA NO
PLANNING COMMITTEE
DATE 13th AUGUST 2008

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

08/2111/FUL
59 Teesdale Avenue, Billingham,
Single storey rear extension

Expiry Date: 20 August 2008

SUMMARY

Planning permission is sought for the erection of a single storey extension to the rear of 59 Teesdale Avenue in Billingham.

The planning application has been publicised by means of individual letters and there have been no letters of objection with one letter stating they have no objection to the works.

The applicant has stated within the application that they are related to a Planning Officer within the Council and a Local Ward Councillor and therefore the application requires to be determined by the Planning Committee

The main considerations relate to the effect on the privacy and amenity of the neighbouring residents and the effect on the character and appearance of the area.

It is considered that overall the proposed extension is acceptable and is recommended for approval.

RECOMMENDATION

Planning application 08/2111/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>SBC0001</i>	<i>25 June 2008</i>
<i>03-0559-002</i>	<i>25 June 2008</i>
<i>03-0559-001</i>	<i>25 June 2008</i>

Reason: To define the consent.

- 02. The materials used in the construction of the external walls and roofs of the development, hereby approved, shall match those within the existing main dwelling unless otherwise agreed in writing by the Local Planning Authority.**

Reason: 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 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. This submission seeks planning permission for the erection of a single storey extension to the rear of 59 Teesdale Avenue. There have been no previous planning permissions for the property.

SITE AND SURROUNDINGS

2. 59 Teesdale Avenue is a terrace property located in Billingham. To the south east is 61 Teesdale Avenue whose front building line is set forward from the applicant's property and to the west is the adjacent terrace property being 57 Teesdale Avenue. A covered alleyway exists between the applicant's property and 57 Teesdale Avenue providing access to the large rear garden. The rear 1.8 metre high boundary fence is shared with two terraced properties to the north being 6 and 8 Swaledale Crescent.

PROPOSAL

3. The proposal is for a single storey kitchen extension to the rear of the property. The extension will project 3.1 metres from the rear elevation with a total width of 5.8 metres. The extension will have a lean to roof with a height to the eaves of 2.7 metres and a total height of 3.3 metres. There will be a set of French Doors on the rear elevation wall which will be 1.6 metres wide with a window on the rear elevation measuring 1.6 metres wide by 1.1 metres high. There will be no windows on either side elevation. The proposed brick work and tiles will match the original property.

PUBLICITY

Neighbours were notified by letter and any comments received are below (if applicable):-

E M Farren, 57 Teesdale Avenue, Billingham

4. I have no objection to the proposed extension to the rear of No 59 Teesdale Avenue. The time factor? I understand her partner is doing the work himself?

PLANNING POLICY

5. 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)*.

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

Adopted Stockton-on-Tees Local Plan

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

MATERIAL PLANNING CONSIDERATIONS

7. The main considerations with this proposal are the effect on the privacy and amenity of the neighbouring properties and the effect on the character and appearance of the existing street scene.

Impact on neighbours privacy and amenity

8. The main neighbours that would be affected by the extension would be 61 and 57 Teesdale Avenue who are situated on either side of the proposal.
9. The proposed side elevation wall of the extension will be sited 0.33 metres from the boundary fence and there are to be no windows to be located on this side elevation. The shared boundary fence with 61 Teesdale Avenue projects 10 metres towards the rear boundary. Initially the fence is 1.84 metre for a distance of 5 metres with the remainder of the fence being 1.5 metres high. The proposed extension projects 3.1 metres from the rear elevation wall and is therefore subject to the 60 degree rule guidance as set out in SPG2- Householder Design Guide. By applying the 60 degree rule it has been demonstrated that

the proposal complies with the guidance and will not therefore lead to an unacceptable loss of light or overbearing. Due to the 1.8 metre high boundary fence and the fact that there are no windows proposed on the side elevation wall facing towards 61 Teesdale Avenue there will be no adverse impact on the privacy and amenity of these neighbours.

10. The boundary with 57 Teesdale Avenue is initially a 2 metre high access gate and 2 metre high section of fence which projects approximately 1 metre from the rear elevation wall. The remainder of the shared boundary fence is 1.2 metres high with limited shrub screening along the boundary. A wooden shed exists at 57 Teesdale Avenue that sits approximately 1.5 metres along the boundary which would screen the proposed extension from the neighbours at 57 Teesdale Avenue. The proposed extension will be sited 2.23 metres from the shared boundary with 57 Teesdale Avenue. Due to the height of the initial boundary fence and the wooden shed along the boundary and the fact there are to be no windows on the side elevation wall facing towards 57 Teesdale Avenue there will be no adverse impact on the privacy and amenity of these neighbours. A comment has been received from these neighbours that they have no objection to the application.
11. The rear boundary fence is shared with 6 and 8 Swaledale Crescent and is 1.8 metres high. There is a minimum distance of approximately 27 metres between the proposed rear elevation of the extension and the neighbours at 6 and 8 Swaledale Crescent. This distance exceeds the minimum separation guidance of 21 metres as set out in SPG2-Householder Design Guide and due to the separation distance and the height of the rear boundary fence there will be no adverse impact on the privacy and amenity of these neighbours.

Impact on the Character and Appearance of the Area

12. The proposal would be in brickwork and roof tiles that match those of the original property. The proposal is a rear single storey extension with a lean to roof design that would be subservient to the original property and therefore this proposal will not impact on the character and appearance of the area.

CONCLUSION

13. In light of the above comments the application is considered to be in line with policies GP1 and HO12 of the Stockton on Tees Local Plan and is recommended for approval.

Corporate Director of Development and Neighbourhood Services
Contact Officer Miss Debra Moody Telephone No 01642 528714

WARD AND WARD COUNCILLORS

Financial Implications – As report

Environmental Implications – As report

Community Safety Implications – As report

Background Papers – Stockton on Tees Local Plan, GP, HO12.

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

Ward **Billingham South**
Ward Councillor **Councillor Mrs J. O' Donnell**

Ward **Billingham South**
Ward Councillor **Councillor M. Smith**