

DELEGATED

AGENDA NO
PLANNING COMMITTEE
DATE 3rd September 2008

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

08/2345/FUL
2 Mellor Street, Stockton
First floor extension to rear

Expiry Date: 16 September 2008

SUMMARY

Planning permission is sought for the erection of a first floor extension to the rear of 2 Mellor Street, Stockton.

The planning application has been publicised by means of individual letters and there have been no letters of objection.

The applicant has stated within the application that they are related to an employee within the Council 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 08/2345/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>22 July 2008</i>
<i>01</i>	<i>22 July 2008</i>
<i>02</i>	<i>22 July 2008</i>
<i>03</i>	<i>22 July 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 first floor extension to the rear of 2 Mellor Street, Stockton. There have been no previous planning permissions for the property.

SITE AND SURROUNDINGS

2. 2 Mellor Street is an end terrace property located in Stockton. Security gated alleyways run along the north and west boundaries of the property. To the east of the property is the adjacent terraced property being 4 Mellor Street and to the north west of the property is the terraced property being 29 Newton Avenue. To the west are the rear elevations of 56, 58, 60 Bishopton Road. The property has an enclosed yard to the rear which is approximately 2 metres wide by 5 metres long with 2 metre high brick walls.

PROPOSAL

3. The proposal is for a first floor extension to the rear of the property. The extension will project 2.68 metres from the existing first floor rear elevation of the property with a total width of 1.71 metres. The extension will have a single window on the west elevation measuring 1 metre wide by 0.9 metres high with no windows to be placed on the rear elevation wall. The proposed extension will be positioned above the existing kitchen at the property and will be utilised as a bathroom. The proposed extension will be rendered blocks and artificial slate tiles.

PUBLICITY

Neighbours were notified by letter and no comments were received.

PLANNING POLICY

4. 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)*.

5. 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

6. 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 area.

Impact on neighbours privacy and amenity

7. The main neighbours that would be affected by the extension would be the neighbours to the west being 56 and 58 Bishopton Road and 29 Newtown Avenue to the north.
8. The proposed extension will be sited adjacent to an existing first floor extension at the adjacent property being 4 Mellor Street. The proposed extension will project the same distance as the existing extension at 4 Mellor Street and therefore there will be not be an unacceptable loss of light or overbearing on these neighbours.
9. There are no windows on the proposed rear elevation of the extension facing towards the rear elevation of 29 Newtown Avenue. There is a separation distance of approximately 7 metres between the rear elevation of the proposed first floor extension and the rear elevation of 29 Newtown Avenue. There are to be no windows on the rear elevation of the proposed extension and having regard to the character of the area which is terraced street houses with rear yards, there is considered to be no adverse impact on the privacy and amenity of the neighbouring property at 29 Newtown Avenue.

10. To the west of the property are the rear elevations of large terraced properties being 56 and 58 Bishopton Avenue. The proposed extension will have a single window on the side elevation facing towards the rear elevation walls of 56 and 58 Bishopton Road. A single obscurely glazed window is situated on the rear elevation of 56 Bishopton Road with the remaining windows on the rear elevation of the property being set back a distance of approximately 15 metres from the proposed extension. With the nearest window at 56 Bishopton Road being obscurely glazed and as there is a further distance of 15 metres between the proposal and the rear elevation of both 56 and 58 Bishopton Road there will be no adverse impact on the privacy and amenity of these neighbours.

Impact on the Character and Appearance of the Area

11. In relation to the character and appearance of the area there is an existing first floor extension to the rear of the adjacent property 4 Mellor Street which projects the same distance as the proposed extension. The proposal will have a lean to roof with concrete slate roof tiles which will match the existing roof tiles at the property. The proposed extension will be subservient in size and scale to the original property and therefore, with there being a similar first floor extension at the adjacent property the proposal will not impact on the character and appearance of the area.

CONCLUSION

12. In light of the above comments the application is considered to be in accordance 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 AND WARD COUNCILLORS

**Ward Newtown
Ward Councillor Councillor P.W.Baker**

**Ward Newtown
Ward Councillor Councillor R Gibson**

