

DELEGATED

AGENDA NO
PLANNING COMMITTEE

DATE 15th OCTOBER 2008

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

08/2323/FUL

27 Clifton Avenue, Eaglescliffe, Stockton-on-Tees

First floor extension to side, single storey extension to rear and porch to front

Expiry Date 1 October 2008

SUMMARY

Approval is sought for the erection of a first floor extension above the existing attached garage to provide an additional bedroom and an extension to an existing bedroom. The application also includes the erection of a single storey rear extension and a porch to the front.

The applicant is an employee of Stockton Borough council. Therefore the application cannot be dealt with under delegated powers.

RECOMMENDATION

Planning application 08/2323/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>6 August 2008</i>
<i>SBC0002</i>	<i>21 July 2008</i>
<i>SBC0003</i>	<i>21 July 2008</i>
<i>SBC0007</i>	<i>21 July 2008</i>
<i>SBC0008</i>	<i>21 July 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 and the proposal is 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 have any significant implications for highway safety. and there are no other material considerations which indicate a decision should be otherwise.

Adopted Stockton on Tees Local Plan (June 1997)

GP1 General Principles

HO12 Householder Extensions

Supplementary Planning Guidance Number 2:Householder Extension Design Guide

Supplementary Planning Document Number 3: Parking for New Developments

PROPOSAL

1. The applicant is seeking planning permission for the erection of a first floor extension above the existing attached garage to provide an extension to an existing bedroom and an additional bedroom. The proposed first floor extension will project from the existing side elevation by approximately 3.1 metres with a length of approximately 9.1 metres. as such the proposal will be set back from the main front elevation by approximately 1 metre and will project past the main rear elevation by approximately 3.3 metres. The hipped roof design incorporates a maximum height of approximately 7.3 metres.
2. The application also includes a single storey rear extension which will project approximately 2.5 metres, adjacent to the shared boundary with the attached neighbouring property to be in line with the existing utility room projection to the rear. The single storey rear extension will incorporate a width of approximately 5.5 metres to adjoin the existing offshoot to the rear. The pitched roof design incorporates a maximum height of approximately 3.8 metres.
3. The application also includes a porch to be centrally located within the front elevation that will project from the front elevation by approximately 0.8 metres with a width of approximately 2 metres.

CONSULTATIONS

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

Urban Design Engineers

General Summary

Urban Design has no objections to this application.

Highways Comments

A 4-bedroom property generally requires 3 curtilage car parking spaces. I have no adverse comment to make regarding this application subject to the 3 spaces being provided to Design Guide standard within the curtilage of the property.

The applicant should contact Direct Services regarding the widening then dropped kerb crossing.

Landscape & Visual Comments

No comments.

PUBLICITY

4. Neighbours were notified and no comments were received

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:-

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

SITE AND SURROUNDINGS

7. The application site is a well established semi detached property, with a large rear garden, located within a predominantly residential area. The rear garden of the application site is enclosed by a 1.8 metre high closed boarded fence with a screening of mature shrubs and trees. The attached neighbouring property has an existing conservatory which projects approximately 4 metres adjacent to the shared boundary with the application site.

MATERIAL PLANNING CONSIDERATIONS

8. The main issues for consideration when assessing this application are the potential impact upon the amenity of neighbouring properties in terms of overlooking and appearing overbearing, and the potential implications for highway safety. Also necessary for consideration is the impact of the design of the proposal in relation to the existing dwelling house and the character of the surrounding street scene.

Impact upon amenity of neighbouring properties

9. Although the proposal includes an additional window and a porch within the front elevation, there is a separation distance of approximately 27 metres to the neighbouring property directly opposite, number 21 Clifton Avenue. This complies with local policy guidance and as such it is not considered that the proposed extension will have a detrimental impact upon the amenity of this neighbouring property.
10. The attached neighbouring property to the east, number 28 Clifton Avenue, has previously been extended to provide a conservatory which projects approximately 4 metres adjacent to the boundary with the application site. As such the single storey element of the proposed extension will not project past the existing conservatory of the neighbouring property, and will therefore be screened from the attached neighbouring property. Therefore it is not considered that this element of the proposal will have a detrimental impact upon the amenity of this neighbouring property in terms of overlooking or appearing overbearing.
11. Furthermore, the two storey element of the proposal will be located approximately 5.6 metres from the shared boundary with the attached neighbouring property. Given this distance from the boundary and that the two storey element consists of a minimal projection of approximately 2.2 metres past the main rear elevation, it is not considered that this element of the proposal will appear overbearing for the attached neighbouring property. The proposal includes an additional window in the rear elevation, at first floor level to serve the proposed bedroom. As the existing rear elevation includes windows serving habitable rooms it is not considered that the proposal will worsen an existing situation in terms of overlooking.
12. Given that the application site consists of a large rear garden there is a large separation distance, of approximately 41 metres to the neighbouring property to the rear. As such it is not considered that the proposed extension will involve a loss of privacy or appear unduly dominant for the neighbouring property to the rear.
13. The neighbouring property to the west, number 26 Clifton Avenue, has had a similar extension, to the proposed extension, adjacent to the boundary with the application site. As such the proposal will largely be screened from this neighbouring property. However the proposed extension will project past the rear elevation of this neighbouring property by approximately 2 metres. Given the minimal projection, it is not considered that the proposal will appear unduly dominant for this neighbouring property. It is acknowledged that an additional window may result in additional overlooking of the rear garden of the neighbouring property to the east. Given that the existing rear elevation includes windows which serve habitable rooms, it is not considered that the additional overlooking is significant enough to warrant refusal of the application.
14. No Letters of objection or comment regarding the application have been received from Ward Councillors or neighbouring residents

Impact upon highway safety

15. Guidance within SPD3: Parking for New Developments states that a four bedroom property in this location is required to provide three in curtilage parking spaces to meet design guide standard. The requisite parking spaces can be accommodated within the existing parking arrangements; as such the Head of Technical Services has no objection to the proposal. Therefore it is not considered that the proposal will have an adverse affect upon highway safety.

Design of the proposal

16. The design of the proposal is considered to be acceptable as it respects the character of the existing dwelling in terms of style, scale and materials. There are numerous similar examples within the vicinity of the application site, such as that serving the neighbouring property, number 26 Clifton Avenue. As such it is not considered that the proposal will create an alien feature within the street scene.

17. Guidance within SPG2: Household Extension Design states that two storey side extensions may need to be set back from the main front elevation by up to two metres to avoid the terracing effect. The proposed extension is set back from the main front elevation by approximately 1 metre at first floor level. This is considered to be acceptable in this location as there is a path, measuring approximately 2 metres in width, adjacent to the side elevation of the application site. Accordingly, it is not considered that the proposed extension will result in a terracing effect.

CONCLUSION

18. Overall it is not considered that the proposed extension will have a detrimental impact upon the amenity of neighbouring properties or upon the character of the surrounding area. Furthermore it is not considered that the proposal will result in any significant implications for highway safety. The proposal is therefore considered to accord with policy GP1 and HO12 of the adopted Stockton on Tees Local Plan and is considered to be acceptable.

Corporate Director of Development and Neighbourhood Services

Contact Officer Miss Helen Turnbull

Telephone No 01642 526063

Email address helen.turnbull@stockton.gov.uk

Financial Implications – As report

Environmental Implications – As report

Legal Implications – As report

Community Safety Implications – As report

Background Papers –

Stockton on Tees Local Plan (June 1997), Adopted Tees Valley Structure Plan (February 2004),

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	Eaglescliffe
Ward Councillor	Councillor A L Lewis

**Ward
Ward Councillor**

**Eaglescliffe
Councillor J. A. Fletcher**

**Ward
Ward Councillor**

**Eaglescliffe
Councillor Mrs M. Rigg**