

DELEGATED

AGENDA NO  
PLANNING COMMITTEE

DATE 5 November 2008

REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES

08/2942/FUL  
14 Torwell Drive, Stockton-on-Tees  
Ground floor w/c to the rear.

Expiry Date 21 November 2008

#### SUMMARY

This application seeks permission for the erection of a single storey extension to the rear of 14 Torwell Drive, Fairfield, Stockton-on-Tees. The proposed will provide a toilet facility for a disabled occupant.

The applicant is an employee of Stockton Borough Council and therefore the application must be determined by Planning Committee.

#### RECOMMENDATION

Planning application 08/2942/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>26 September 2008</i>
<i>01</i>	<i>26 September 2008</i>

*Reason: To define the consent.*

02. *The materials used in the construction of the proposed extension, 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***

#### ***Supplementary Planning Guidance 2: Householder Extension Design Guide***

## **BACKGROUND**

The applicant's dwelling has an existing single storey kitchen extension located to the rear of the property, which was permitted development.

## **PROPOSAL**

The proposal is for a single storey extension to be located to the rear of the property. The proposed extension will project 1.785 metres in length from the rear elevation wall of the dwelling and will be 3 metres wide. The height of the bedroom will be 2.9 metres to the eaves and 3.7 metres in total. There will be 1 window on the south elevation of the extension measuring approximately 0.9 metres wide by 1.1 metres.

## **CONSULTATIONS**

No Consultations were notified with regards to this application.

## **PUBLICITY**

Neighbours were notified in writing and no comments have been received.

## **PLANNING POLICY**

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:-

### 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**

This full application relates to 14 Torwell Drive. This is a semi-detached dwelling situated in Fairfield, which is adjoined to the east with 16 Torwell Drive and adjacent to 12 Torwell Drive to the west. The properties of 43 and 45 Fairwell Road are located at a right angle to the south east of the applicant's dwelling.

## **MATERIAL PLANNING CONSIDERATIONS**

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

The neighbouring property of 12 Torwell Drive is located to the west of the applicant's dwelling. The shared boundary with this property is a 1.8 metre timber fence with trellising above and also vegetation, therefore the total height of the boundary is approximately 2.3 metres. The proposal includes the removal of an existing window on the west side elevation of the property and no windows are to be located on the west side elevation of the proposed. Therefore, due to the screening provided by the boundary fence and no windows being present on the west side elevation, it is considered that the development will have no adverse impact on the privacy and amenity of the neighbours at No.12.

The adjoining dwelling of 16 Torwell Drive is situated to the east of the applicant's property. The applicant's dwelling has a single storey kitchen extension, which projects approximately 2 metres from the existing rear elevation and has a total height of 3 metres. The proposed development cannot be seen from this neighbouring property due to the location of this existing single storey extension and the relationship between the dwellings. Therefore, it is considered that there will be no adverse impact on the privacy and amenity of the neighbours at No.16.

The properties of 43 and 45 Fairwell Road are located at a right angle to the south west of the applicant's dwelling. There is a distance of approximately 12 metres between the rear elevation of the applicant's dwelling and the nearest elevation of 45 Fairwell Road. Due to the location of the dwellings, the distance between the rear elevation of the applicant's dwelling and 43 Fairwell Road is approximately 21 metres. Due to the distances and the orientation of the properties, it is considered that there will be no adverse impact on the privacy and amenity of the occupants at 43 and 45 Fairwell Road.

With regard to the character and street scene of the area, the development is for a single storey w/c extension with white UPVC framed windows and brick walls, which match the existing windows and bricks of the property. The pitched roof of the extension also matches the existing roof tiles and fits in well with the dwelling. Therefore it is considered that the development is in keeping with the property 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.

## **CONCLUSION**

In light of the above considerations, it is considered that the proposal accords with GP1 and HO12 of the Adopted Stockton on Tees Local Plan and guidance in Supplementary Planning Guidance 2 and is therefore acceptable. It is recommended that planning permission be granted subject to conditions.

**Corporate Director of Development and Neighbourhood Services**  
**Contact Officer Miss Joanne Hutchcraft Telephone No 01642526197**  
**Email address joanne.hutchcraft@stockton.gov.uk**

**Financial Implications** – As report

**Environmental Implications** – As report

**Legal Implications** – As report

**Community Safety Implications** – As report

**Human rights implications**

The provisions of the European Convention of Human Rights 1950 have been taken in to account in the preparation of this report.

**Background Papers** –  
08/2942/FUL

## **WARD AND WARD COUNCILLORS**

**Ward**                      **Fairfield**  
**Ward Councillor**      **Councillor W. Woodhead**

**Ward**                      **Fairfield**  
**Ward Councillor**      **Councillor M Perry**