

DELEGATED

AGENDA NO
PLANNING COMMITTEE

DATE 8th APRIL 2009

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

09/0388/REV

79A High Street, Yarm,

Revised application for erection of two-storey extension to the rear.

Expiry Date 17th April 2009

SUMMARY

1. The application seeks planning permission for a two-storey extension to the rear of 79a High Street Yarm. The application has been submitted by Councillor J Earl therefore under the Council's scheme of delegation the application must be determined by planning committee.
2. The extension has been designed as a contemporary link and replaces an existing one and half storey garage; the proposal is considered acceptable and is recommended for approval with conditions.

RECOMMENDATION

Planning application 09/0388/REV be Approved subject to the following conditions:-

Approved Plans

- 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>138F</i>	<i>20 February 2009</i>
<i>138F 0807 003 G</i>	<i>20 February 2009</i>
<i>138 F 0807 005 A</i>	<i>20 February 2009</i>

Reason: To define the consent.

Materials

02. ***Full details of external materials proposed for the walls and roof of the building, including windows and doors shall be submitted to the Local Planning Authority before those elements of the development are constructed.***

02. Construction Noise

All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

Reason- In the interests of the amenities of the neighbouring properties

03. Unexpected land contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.

The application has been considered in line with the saved policies GP1, EN26, EN25 and H012 of the Stockton-on-Tees Local Plan it is considered that the scheme accords with these policies and there are no other material planning considerations which indicate that a decision should be otherwise.

BACKGROUND

3. The application is a revised proposal of application 08/3631/REV for a two storey extension submitted in December 2008 and refused by planning committee for the following reason:

“The design and detailed architectural form of the extension conflicts with the existing property and is contrary to policy HO12 and EN24 of the local plan and will not preserve or enhance the character of the Yarm conservation area.”

4. Although an extension was considered in principle acceptable the scheme was considered unacceptable due to the general overall design which was a mix of clashing styles that did not complement the host property. The resulting impact of the previous refused design proposal did little to preserve or enhance the character of the main property or the conservation area. Features such as barge boards and poorly detailed windows conflicted with the contemporary approach and create an overall result which was not sympathetic or in character with the main house. It was considered that the proposed extension would have an unacceptable adverse impact on the character of the conservation area. The applicant was therefore advised to revise the scheme and resubmit alternative proposals to address the reason for refusal.

PROPOSAL

5. The application seeks planning permission for a two-storey extension to the rear of 79a High Street Yarm. The application involves the demolition of an existing detached garage for which an application for conservation area consent for demolition has been submitted, application number 09/0443/CON.

6. The extension would accommodate a living room with central chimney and spiral stair, sunroom and cloak room at ground floor level with glazed opening into the garden area. First floor would accommodate a bedroom, bathroom and balcony with glazed doors and a Juliet balcony facing into the garden. The first floor accommodation will be reached through the existing dwelling house as well as the proposed spiral staircase.
7. The current proposal has been altered in design to create a more contemporary glazed solution to contrast with the simple historic vernacular of 79a High Street.

CONSULTATIONS

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

8. Environmental Health Unit

No objection in principle to the development, however, recommend the conditions as detailed be imposed on the development should it be approved.

Construction Noise

All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

Unexpected land contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.

9. Natural England

No comments received-(no objections to the previous scheme, bat survey has shown no evidence of bats in the building to be demolished)

10. Tees Archaeology

The proposal occupies the same footprint as at present and is unlikely to cause significant disturbance to archaeological deposits. I therefore have no objection to the application and have no further comments to make.

11. Council of British Archaeology

Recommend a building recording condition to record the existing garage

12. Urban Design Engineers

All developments should be designed and constructed in accordance with the SBC Design Guide and Specification and SPD3: Provision for New Developments.

Following confirmation that 2 dwellings share the 4 space car parking area indicated on the plans and that 79A High Street has an additional existing double garage. I have no objection to this application subject to both dwellings having a maximum number of 3 bedrooms

PUBLICITY

13. Neighbours were notified by means of letter, site notice (expiry 27th March 2009) Press Advert (expiry 20th March 2009) and the following comments were received.

Mrs P Grainge
125 High Street, Yarm

Objects to the application

Concerned about the closing up of the space between the existing building and garage plus the increased height of the extension which may reduce natural light to the properties to the North side of the properties development Manor House Mews and could be detrimental to future sale of these properties.

A Darnell
3 Manor House Mews' Yarm

I have already commented on two previous applications

While I have no objection in principle to the proposed new structure, I have real concerns about access to my car-parking area next to my house at 3 Manor House Mews. I need access to this space continually and continuously. I would therefore ask that the demolition and building work, including any scaffolding, be such as to afford me access at all times to the drive between my house and my shed. The builder's vehicles and equipment should not obstruct my access. Of course, the work should not at any time create any risk to the integrity of my house.

I would also ask that the work be conducted at civilised hours, that is between 8.00 am and 5 pm on weekdays, and that the area is at all times clean and safe.

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. 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 EN24

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

Policy EN25

The demolition of buildings and other structures which require consent for demolition within conservation areas will not be permitted unless:

- (i) It can be shown that the loss is not detrimental to the character or appearance of the conservation area; or
- (ii) The structural condition renders it unsafe; or
- (iii) The structure is beyond reasonable economic repair.

Conditions will normally be imposed to secure the satisfactory redevelopment of the site.

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

PPG 15- Planning and the Historic Environment

SITE AND SURROUNDINGS

14. The property is situated within the Yarm conservation area to the rear of number 79 High Street, which is a grade II listed building. The rear of the High Street is characterised by a tightly knitted grain of development consequently the site is relatively private and not visible within much of the wider conservation area.
15. 79a High Street is two storeys, vernacular, built from local Georgian brick with deep eaves and a clay pantile roof. The property has Yorkshire sliding sashes and is low in height due to its age, which traditional sees lower ceiling heights. Its simple domestic scale and style is typical of the traditional character of Yarm with grand town houses facing the High Street with lower scale properties to the rear, traditionally outbuildings and cottages.
16. The property faces into a private wynd and has outdoor amenity space including a large double garage with storage and the additional garage proposed to be demolished.

17. The rear of number 79a faces into Low Church Wynd and is overlooked by Manor House Mews which are only 9m from the existing dwelling with number 3 only 4.5m from the garden boundary of 79a.
18. The site is surrounded by residential properties including a 1950's dormer bungalow situated to the rear, Church Wynd House, which is also in the ownership of the applicant. Both properties are accessed by the same vehicular access from High Church Wynd. Pedestrian access is available through a private High Street entrance the site currently has parking provision for 6 cars which is shared with Church Wynd House as both garden areas interlink.

MATERIAL PLANNING CONSIDERATIONS

19. The main considerations of the application are: the relevant saved policies of the development plan, the impact of the proposals on the character and appearance of the Yarm conservation area, the impact on residential amenity of neighbouring properties and the loss of the existing garage building

The impact of the proposals on the character and appearance of the Yarm conservation area

20. The existing garage is one and half stories in height of traditional brick and pantile construction. The garage door is at the rear of the building and faces into Low Church Wynd. A structural survey has been prepared in support of demolition of the structure, which states it is in poor repair.
21. PPG 15 states that when considering the demolition of a property within a conservation area

 "Account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.
22. The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. "In this case the existing garage is a domestic structure and although of some age is of no special historic value and is in poor condition. The demolition of the building is therefore in principle acceptable and is not considered to have an adverse impact on the character of the conservation area. A building recording condition will ensure any features of interest are recorded within the Historic Environment Record.

23. The design of the revised scheme has been improved in from the previous proposal by:

 Creation of a lightweight glazed link showing a distinct comparison between old and new build
 Simplification of the sunroom
 Simplification of window design throughout
 Simplification of the extension design throughout

The design of the new extension is now considered acceptable and is not considered to have an adverse impact on the character of the main property.

24. The application proposes to demolish the garage and erect a two-storey extension including a single storey sunroom and balcony on a similar footprint.
25. The existing property is 5.4m in height and the proposed extension will be 5.2m in height to the ridge. The existing garage measures 5.3m in height by 4.2m wide. The gable of the proposed extension measures 5.4m in height by 4.2m wide.
26. The general scale and massing of the proposal is similar to the existing garage although adjoining the main house will create a degree of infill at first floor level.
27. The extension steps forward from the existing building line by 0.9m of a metre at the widest point where it joins the main dwelling gradually decreasing in width due to the angled nature of the site.
28. The application property is a dwelling within the limits to development therefore an extension to the property is in principle acceptable.

The impact on residential amenity of neighbouring properties

29. The proposed extension has a similar height and bulk to the existing garage. The existing boundary wall is over 2m in height and the infilling between the existing house and garage is not considered to have an overly dominant impact on the neighbours at Manor House Mews and it is not considered that there will be an adverse impact on these neighbours as a result of the extension.
30. The neighbouring properties to the north elevation of the site, the Mews, are stepped. Numbers 1 and 2 are located directly to the rear of the existing garage. Number 1 the Mews is approximately 9.5m to the rear, 2 the Mews is approximately 6m from the proposed cloaks extension and 3 the Mews 4m from the garden boundary of 79a, which will remain unchanged by the proposal.
31. As the proposed extension is similar in height and massing to the existing garage and the infill section between the house and extension will not be any more dominant than the existing, it is not considered that there will be an adverse impact on the amenity of the residents at number 1 the Mews in terms of dominance or impact on windows.
32. The single storey entrance and cloaks has a pitched roof forming a gable wall on the east elevation the roof will be used to screen the balcony from Manor House Mews to the north. The form, materials and pitch of the roof are consistent with others in Yarm. The cloaks extension will be approximately one and half stories in height and it is not considered that there will be an adverse impact on number 2 the Mews in terms of overlooking from the balcony or an overbearing impact from the cloaks extension.
33. It is considered that Number 3 the Mews will also be unaffected from the proposals as the cloaks extension will provide the required screening from the balcony and the window relationship with this property and that of the east elevation of the extension are such oblique views, that overlooking will not occur.
34. The rear stair window is obscurely glazed and the balcony is screened by the proposed one and half cloakroom extension. The main windows of the extension will look in the garden courtyard area and there are no properties directly overlooked and significant distances between the adjacent properties to ensure no overlooking.

35. Church Wynd house to the rear is a bungalow situated 25m from the proposed balcony. The balcony will face into the front garden of this property and the separation distance is considered sufficient to ensure the amenities of this property are not adversely affected.
36. It is therefore not considered that the proposal will have an adverse impact on the residential amenity of neighbours.
37. The Head of Technical Services has no objection to the proposal and it is considered there is sufficient car parking on site for 79a and the property to the rear Church Wynd House which is served through the same access.
38. It is therefore considered that the application does not have an adverse impact on the highway network.
- The loss of the existing outbuilding and the requirements of the development plan**
39. The existing garage is two stories in height of traditional brick and pantile construction with evidence of earlier stone work incorporated; there is a garage door which faces into Low Church Wynd. A structural survey has been prepared in support of demolition of the structure which states it is in poor repair. Although the building is not modern the loss of the building is not considered to adversely affect the conservation area as it has no specific merit. A building recording condition would ensure any features of interest are recorded.
40. The applicant has revised their proposal to address the local authorities concerns; regarding the resulting overall design and the resulting impact on the character of the property and the conservation area.
41. The extension in its current form is considered to preserve or enhance the conservation area and is considered to be in accordance with saved policies HO12 and EN24 of the adopted Local Plan.

CONCLUSION

42. It is considered that the revised proposal is acceptable in terms of design and will not have an adverse impact on the character of the conservation area or the amenities of neighbouring residential properties. It is considered that the current proposal has been sufficiently redesigned in order to address the previous concerns of the local authority and the previous reason for refusal.
43. The proposal is considered to accord with the saved policies GP1, HO12, EN24 and EN25 of the Stockton on Tees Local Plan and is recommended for Approval with condition for the reasons outlined above.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Fiona Bage Telephone No 01642 526271**

WARD AND WARD COUNCILLORS

**Ward Yarm
Ward Councillor Councillor J Earl**

Ward
Ward Councillor

Yarm
Councillor Mrs J. Beaumont,

Ward
Ward Councillor

Yarm
Councillor A B L Sherris