

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**DATE 4<sup>th</sup> NOVEMBER**

**REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES**

**09/2268/FUL  
17 The Argory, Ingleby Barwick  
Two Storey extension to the rear.**

**Expiry Date 9<sup>th</sup> November 2009**

**SUMMARY**

Planning permission is sought for the erection of a two storey extension to the rear of 17 The Argory, Ingleby Barwick.

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 form that they are related to a Council Employee 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 proposal for the extension is acceptable and is recommended for approval.

**RECOMMENDATION**

**Planning application 09/2268/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.***

<b><i>Plan Reference Number</i></b>	<b><i>Date on Plan</i></b>
<b><i>SBC0001</i></b>	<b><i>10 September 2009</i></b>
<b><i>01</i></b>	<b><i>10 September 2009</i></b>
<b><i>02</i></b>	<b><i>10 September 2009</i></b>
<b><i>03</i></b>	<b><i>10 September 2009</i></b>
<b><i>04</i></b>	<b><i>10 September 2009</i></b>

***Reason: To define the consent.***

- 02. The materials used in the construction of the external walls and roof 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.**

## **BACKGROUND**

1. There have been no previous planning applications for the property.

## **PROPOSAL**

2. The proposal is for a two-storey extension to the rear of the property. The extension will project 3.01 metres from the rear elevation with a total width of 7.66 metres. The extension will have a pitched roof with a maximum height of 6.8 metres. There will be no windows on the side elevation of the extension with a set of French Doors and two large windows on the ground floor and three windows on the first floor. The ground floor extension will be utilised floor as an extended dining room with the first floor extending the existing bathroom and existing two bedrooms.

## **CONSULTATION**

3. Ingleby Barwick Town Council  
No Comments
4. The Acting Head of Technical Services  
Urban Design has no objections to this application

### Highway Comments

This application does not increase the number of bedrooms or affect the car parking Arrangements therefore we raise no objections

### Landscape and Visual Comments

No Comment

## **PUBLICITY**

5. Neighbours were notified and no comments were received.

## **PLANNING POLICY**

6. 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 is the Stockton on Tees Local Plan (STLP), Tees Valley Structure Plan (TVSP) and the Regional Spatial Strategy (RRS).

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.

## **SITE AND SURROUNDINGS**

7. 17 The Argory is a detached property located within the Sober Hill area of Ingleby Barwick. The southern boundary of the site is shared with 47 and 45 Ickworth Court. The boundary to the west is shared with 19 The Argory and the eastern boundary is shared with 15 The Argory.

## **MATERIAL PLANNING CONSIDERATIONS**

8. 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 Residential Amenity**

9. The proposed extension will be sited 1 metres from the 1.6 metre high boundary fence shared with 15 The Argory. The shared garden fence projects 15 metres to the rear boundary. The applicant's garden has a slight upward slope towards the rear boundary.

10. There are three windows on the side elevation of the neighbour's property at 15 The Argory which face towards the applicants property. The first floor window is a hall window with the ground floor windows being a kitchen window in the original property and an obscurely glazed wc window on the single storey extension. It is considered that there maybe a slight loss of light to the existing kitchen window, however there will remain a distance of 1.8 metres between both properties and with this separation distance between the properties and the loss of light to this kitchen window is not considered to be significant.

11. A doorway and single obscurely glazed bathroom window is located on the side elevation of No 19 facing towards the applicant's property. The initial boundary fence between the properties is 1.77 metres high lowering to 1.46 metres. There will be a separation distance of 1.9 metres between the extension and the side elevation of No 19. Due to the original layout of the estate the rear elevation of the extension will be in line with the existing rear elevation of No 19. The proposed extension is therefore not considered to have a significant impact in terms of loss of light or overlooking on the neighbours at No 19.

12. The proposed extension projects over 3 metres from the rear elevation wall and is therefore subject to the 45 degree rule guidance as set out in SPG2- Householder Extension Guide. By applying the 45 degree rule it has been demonstrated that the proposal complies with this guidance and will not lead to an unacceptable impact in terms of overbearing on the neighbours at No 15 and No 17.

13. With regard to the proposals impact on the neighbours to the rear being 47 Ickworth Court and 45 Ickworth Court, owing to a separation distance of approximately 18 metres between the proposed extension to the rear elevation of No 47 Ickworth Court and 20 metres from the proposed

side elevation of 45 Ickworth Court, it is considered that the proposal will not lead to a significant adverse loss of amenity in terms of overlooking, overbearing and overshadowing for these neighbouring properties.

### **Character and Appearance**

14. The proposed extension is sited to the rear and will not therefore be immediately visible from the street scene however, the property is a modern detached property and the modern design of the extension and the proposed window details are considered to fit with the existing property and those within the immediate vicinity.

15. In terms of the size and scale of the extension guidance set out in SPG2-Householder extension guide states that there should still remain over two thirds of the private amenity space available within a property and this extension accords with this guidance. It is therefore considered that the proposal will not impact on the character and appearance of the area.

### **CONCLUSION**

16. It is considered that the proposed extension is acceptable and does not have any undue impact on the residential amenity of the neighboring properties and does not have a detrimental impact on the character of the area and does not conflict with policies in the Development Plan. Accordingly the proposal is recommended for approval with conditions.

**Corporate Director of Development and Neighbourhood Services**

**Contact Officer Miss Debra Moody**

**Telephone No 01642 528714**

**Email address [development.control@stockton.gov.uk](mailto:development.control@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** Ingleby Barwick East  
**Ward Councillor** Councillor K C Faulks

**Ward** Ingleby Barwick East  
**Ward Councillor** Councillor D C Harrington

**Ward** Ingleby Barwick East  
**Ward Councillor** Councillor A M Larkin