

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

23 OCTOBER 2013

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

13/1063/REV

Allwyn, Darlington Road, Elton

Revised application for the extension and adaption of existing bungalow to two storey dwelling

Expiry Date 27 June 2013

SUMMARY

Approval is sought for the extension and alteration of the property to create a two storey dwelling which will comprise of a dormer bungalow design to the front with a two storey appearance to the rear. The proposal will include a lounge, kitchen, media room, boot room, laundry and study at ground floor with four bedrooms and three en-suites at first floor level. The proposal also includes an attached single storey garage which will be in line with the proposed rear elevation set back from the main front elevation by approximately 11.5 metres. The proposed pitched roof of the garage includes solar panels attached to the existing roof slope to the front to maximise the solar exposure. These solar panels could be installed under permitted development rights. The existing detached garage serving the application site will be demolished in connection with this application.

The adjacent neighbouring property to the west is a Grade II listed farm house, Home farm House. There are modern dwelling houses adjacent to the east and south of the application site comprising various designs.

Six objections have been received, including from a planning consultant on behalf of a neighbouring resident, and five from neighbouring residents largely on the grounds that owing to the size and scale of the proposal, and the inclusion of solar panels, it will appear out of keeping with the character and appearance of the surrounding area and will be detrimental to the setting of the adjacent listed building. Objectors also state that owing to the scale of the proposal and relation to the boundaries of the plot it will result in a detrimental impact upon the amenity of the neighbouring properties in terms of overlooking, loss of light and appearing overbearing.

Revised plans have been submitted to address concerns which include a reduction in the bulk of the proposal, incorporating a lower eaves and roof ridge height. The revised design also removes the element adjacent to the shared boundary with the listed building to the west to provide sufficient spacing to ensure the setting of the listed building is not adversely affected. As such the Council's Historic Buildings Officer is satisfied that the revised plans will not adversely affect the setting of the listed building and therefore raises no objections to the proposed development. Therefore the proposal is in accordance with requirements of saved policy EN26 of the Local Plan and policy CS3 (8) of the adopted Core Strategy which requires development to make a positive contribution to the local area.

It is considered that owing to the distance from the surrounding neighbouring properties and the relationship between the proposal and the windows serving the surrounding neighbouring

properties there is sufficient separation distance. However a condition is recommended to ensure windows in the side elevation facing towards Home Farm House are obscurely glazed to prevent overlooking. As such it is not considered that the proposal will result in a detrimental impact upon the amenity of the surrounding neighbouring properties in terms of overlooking, loss of light or appearing overbearing. Therefore the proposed development accords with saved policy HO12 of the Local plan.

Car parking is provided in accordance with Supplementary Planning Document 3 (SPD3): Car Parking for New Developments. Therefore the Head of Technical Services raises no objections to the proposal.

As such the proposed development is considered to be in accordance with saved policies HO12 and EN26 of the Local Plan and policy CS3 (8) of the adopted Core Strategy and is recommended for approval subject to a condition relating to obscure glazing which is recommended accordingly.

RECOMMENDATION

That planning application 13/1063/REV be approved subject to the following conditions and informatives

01 *The development hereby approved shall be in accordance with the following approved plan(s);*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>BP</i>	<i>5 September 2013</i>
<i>1 OF 5 B</i>	<i>5 September 2013</i>
<i>2 OF 5 B</i>	<i>5 September 2013</i>
<i>3 OF 5 B</i>	<i>5 September 2013</i>
<i>4 OF 5 B</i>	<i>5 September 2013</i>
<i>5 OF 5 B</i>	<i>5 September 2013</i>

Reason: To define the consent.

02. *Construction of the external walls and roof shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

Reason: To enable the Local Planning Authority to control details of the proposed development.

03. *The windows within at first floor level within the western elevation serving bedroom 3 and an en-suite hereby approved; shall be fixed and glazed with obscure glass, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved glazing shall be installed before the building hereby permitted is brought into use and retained in perpetuity.*

Reason: In the interests of the amenity of the occupiers of the adjacent property

INFORMATIVE OF REASON FOR PLANNING APPROVAL

The local planning authority has implemented the requirements of the National Planning Policy Framework.

Informative: the applicant should contact Direct Services regarding the construction of the new vehicle access.

BACKGROUND

1. The applicant originally submitted a two storey scheme which was considered to be unacceptable in terms of visual impact upon the street scene. This application was subsequently withdrawn (12/0771/FUL).
2. The originally submitted design relating to this application was also considered to be visually intrusive within the street scene resulting in a detrimental impact upon the setting of the adjacent listed building. Revised plans were submitted which reduced the bulk of the front elevation and providing spacing adjacent to the shared boundary with the listed buildings to address these concerns.

SITE AND SURROUNDINGS

3. The application site is a detached bungalow, with a detached garage, located within a predominantly residential village. The property is a relatively modern bungalow of a modest scale fronting on to Darlington Road which does not comprise a uniform building line. There is agricultural land to the north of the application site, beyond which is the A66. The property to the west of the site is grade II listed, Home farm. The neighbouring property to the east is a large modern property with a wide frontage, The Gables. There is also a relatively modern residential development on the opposite side of Darlington Road.
4. The application site is served by a large rear garden which is enclosed by a 1.8 metre high closed boarded fence with mature hedges and trees.

PROPOSAL

5. Approval is sought for the erection of a first floor extension to create a dormer style appearance from the front. The eaves height of the proposal will measure approximately 4.2 metres with ridge height of approximately 6.5 metres. The proposal will include a dormer window and a velux within the front elevation. The proposal also includes a two storey extension to project from the rear of the property by approximately 3.5 metres with a width of approximately 8 metres. A single storey extension will project a further 2.7 metres with a width of approximately 15.5 metres, forming the rear elevation of the attached garage which will be located towards the rear of the dwelling. This single storey element will incorporate a maximum height of approximately 3.5 metres.
6. The proposal will provide a lounge, kitchen with dining area, media room, boot room, W.C, Laundry and study at ground floor. As first floor the proposal includes a master bedroom with en-suite, with three further bedrooms providing a total of four bedrooms.

CONSULTATIONS

7. The following Consultees were notified and comments received are set out below:-

Conservation and Historic Buildings Officer

My previous concerns related to the overall design of the property and the resulting bulk of the extension that was directed towards Home Farm, a grade II listed building. The previous proposal would have created a significant bulk of new extension on the western boundary and significantly reduced the breathing space between Home Farm and Allwyn. I also considered that the resulting design would have a significant visual impact on the setting of Home Farm and the street scene in general.

The revised design proposal has removed the bulk of the development away from Home Farm, this ensures that an appropriate degree of separation is in place between the properties to allow the setting of Home Farm to be largely undisturbed.

Although still a significant increase in the size of the property through large extension, the design no longer overwhelms the host property and will appear less dominant in the street scene in comparison to the previous proposal.

I therefore consider that the revised proposals create a house which broadly conforms to the street scene and is more traditional in design and proportion, unlike the previous proposal.

In consideration of my comments I have taken into account that a detached garage could be erected at the property in a similar location, close to the boundary with Home Farm through existing permitted development rights and this is a material consideration. The solar panels could also be erected through permitted development allowances.

I therefore raise no objection to the revised proposal and consider that the revised design has addressed my previous concerns in relation to the setting of the neighbouring listed building.

Head of Technical Services

General Summary

Subject to the comments below the Head of Technical Services has no objections.

Highways Comments

Re: revised plan BP

In accordance with SPD3: Parking Provision for Developments 2011, 3 incurtilage car parking spaces are provided for a 4-bedroom dwelling. The Design Guide and Specification states that a dwelling should have only 1 vehicle access, however as Darlington Road is not classified and therefore planning permission is not required for the new vehicle access, this is not seen as sufficient grounds to object in this instance.

Informative: the applicant should contact Direct Services regarding the construction of the new vehicle access.

Landscape & Visual Comments

This proposal has no landscape or visual implications.

PUBLICITY

8. Neighbours were notified and comments received are set out below:-

Mr David Scott

Cedar Cottage Darlington Road Elton

I wish to reiterate the objections I made relating to the above application. Although the application has been revised, the new development will still appear grotesque next to a number of old and listed buildings. The proposed garage is still positioned next to the boundary line of listed property to the west. This will greatly impact on the light allowed into this property. Considering the amount of land at the disposal of the occupants of Allwyn, this proposed garage could well be positioned so that it does not impact on the next-door property.

I request that favourable consideration be given to my concerns relating to this matter.

I am sending you this email due to not being able to access the usual channels for making comments online

I wish to raise the following objections to the above planning application.

The properties to the left of Allwyn are probably the oldest dwellings in Elton. The proposed extension would overpower the adjacent property to the left and would not be in the visual keeping with the existing cottages.

The sheer size of the proposed extension completely changes the character of the property and imposes itself on the dwelling to the left.

Heavy rainfall often causes the drains to back-up, culminating in flooding across the road outside of the Allwyn property. A dramatic increase in toilet and bathroom and toilet facilities would only add to the flooding problems.

A better option to the proposed plans would be a more balanced extension distributing it around the current dwelling so that it remains in keeping with the general ambiance of properties in that part of the village of Elton.

The property to right of Allwyn is some distance away and further extension to that side of the property would not have such a great impact on surrounding dwellings.

M And D I Turner

Home Farm House Darlington Road

Affect on the setting of a Grade II Listed Building (Home Farm House).

Whilst we appreciate that the revised plans (9th September 2013) go some way to reducing the impact of the proposed development on the setting of the adjacent Grade II listed building and street scene there are still some concerns.

The size and proximity of the proposed development at Allwyn related to the size of the plot are not in keeping with those of the other buildings in that part of Elton. Currently the Grade II listed farmhouse is set in a village type location with Grade II listed cottages of a similar age and converted stables on one side. Opposite is a converted stable, garden and grooms building from Elton Hall. The house to the east of Allwyn although a modern house is designed to blend in and is finished, in red brick as are the buildings in Juniper close, the converted stables and grooms house opposite and the courtyard bungalows to the west. Although Home Farm House is painted it is also of brick construction. The finish of the proposed development, although not specifically stated on the new plans, appears from the initial application to be of white painted rendered concrete. This will have a significant impact on the setting of the Grade II listed farmhouse located on the adjoining site. In

addition the positioning of a large array of solar panels on the garage roof, clearly visible from the street, will further detract from the street scene and setting. (See Local plan policy EN28)

The proposed development its close location and size in relation to the small size of the site would considerably impact on this setting. There is a very significant change from the existing small low level bungalow. We would question the use of the term and categorisation of this development as extension when it triples the size of the existing building. (See Local plan policy HO12)

Impact on light inside Home Farm House

Although the latest plans indicate a reduction in height and re-positioning of the proposed extension the increase in height above that of the existing bungalow will still have an impact on the light and outlook of the inhabitants of the adjoining property (Home Farm House). In particular it will have an impact limiting the sunlight available, reducing the period during the day when sun is available and also limiting the period during the year when the sun will be seen at all to a couple of summer months when the sun is high in the sky.

David Stovell on behalf of M and D Turner

Home Farm House Darlington Road

(Further Comments)

We refer to the above planning application and acknowledge the revised plans submitted on the 26 June 2013. We have been instructed by the owners of the neighbouring dwelling at Home Farm House, Michael and Dileas Turner. They wish to maintain their objection in the strongest possible terms to this planning application. We ask that you would take these representations into account when making a decision on this proposal.

We have viewed the revised plans and application documents from the Council's website and are familiar with the area and the circumstances of our clients' property. We would expect that this application would be determined in accordance with the development plan unless material considerations indicate otherwise. We understand that the adopted development plan includes saved policies in the Stockton-on-Tees Local Plan (1997) and the Stockton-on-Tees Core Strategy(2010). The latter has replaced some of the saved policies in the older plan: of those that still remain in use, policies HO12 & EN28 would seem to be of most relevance. Old local plan policy GP1 has been replaced by provisions in five new Core Strategy policies. Policy CS3 would seem to be of most direct relevance. The Core Strategy does not seem to address such matters as that covered by point (ii.) in policy GP1, "the effect on the amenities of the occupiers of nearby properties". Nonetheless we consider that this is an important material consideration. This is affirmed by national policy as now set out in the National Planning Policy Framework, in which we consider that paragraphs 17, 58 & 64 and 128-134 are particularly relevant to the present proposal.

Our first observation concerns the description and scale of what is proposed.

On the householder application form the proposed development is described as an addition and an extension to a bungalow. There is no Design and Access Statement. In reality, the bungalow would have a first floor added, thereby doubling the floorspace, and the 2 storey extension to that would add as least as much again. As a result, a modest bungalow would be transformed into a large detached two storey dwelling with around 3 times as much floorspace as the original dwelling. The revised plans do not materially alter the scale of what is proposed although changes have been made to the design and layout.

It is clear that such a proposal is entirely contrary to the type of extensions envisaged by local plan Policy HO12. Despite this, we do not argue that planning permission should be refused on the basis of conflict with Policy HO12. We recognise that a 2 storey dwelling can in principle replace a bungalow. However, whether or not this is acceptable would depend

on such matters as design, context and impact. In this case we believe that the main issues are:-

- the effect on the living conditions of the occupiers of Home Farm House from loss of outlook, daylight, sunlight and privacy, and
- the effect on the character and appearance of the streetscene and the setting of a listed building.

The effect on the living conditions of the occupiers of Home Farm House In this case, the revised proposal would bring the development closer to the common boundary at only 600mm from Home Farm House at its closest point. The garage wall at this in this location is 4m high and would be viewed as a significant development from Home Farm House. It would be due east of our clients' house and garden area. The proposal runs the length of the garden, beyond any 45-degree angle from the centre of Mr and Mrs Turner's rear windows. We use this "rule of thumb" advice simply to emphasise the harmful impact that a development running the length of Mr and Mrs Turner's back garden would have on their enjoyment of their house and garden. Any views from ground floor windows or their garden would be met with a blank brick wall that would loom above the existing boundary. In this position it would cut off daylight and direct sunlight into main ground floor living accommodation, have an overbearing effect on outlook from the house and completely dominate and overshadow the small back garden. We consider that this significant adverse effect on the living conditions our clients might reasonably expect to continue to enjoy warrants the refusal of planning permission.

We note the two storey element has been located further from the boundary; however it is still close at only 6.5m in a location where this relationship would be unfamiliar. There are two habitable rooms at first floor level that would look directly into Mr and Mrs Turner's ground floor windows and garden. Any reference to the windows at first floor level being obscure glazing has been removed from the revised plans. A severe loss of privacy as a result of overlooking from first floor windows could only be prevented if a planning condition was imposed to require the use of opaque glazing and non-opening windows. However, the benefit of imposing such a condition would not outweigh the considerable harm to the occupiers of Home Farm House from a loss of light and outlook such that, on balance, planning permission should be refused.

The effect on the character and appearance of the streetscene and on the setting of a listed building From Darlington Road, the resultant 2 storey dwelling would be in the form of a wide detached house with a forward-protruding central element. The central part would have 6 small windows and a full height glazed feature associated with the off-centre front door. We consider that the elevation presented to the streetscene would lack coherence. It would appear unattractive and cramped on its site compared to the more sophisticated design and more spacious plot setting of

The Gables next door to the east. The close proximity to the gable end of the garage at Home Farm House, and a different alignment with respect to the road, would also be an unsatisfactory relationship. We consider that the quality of the design and the poor relationship of the enlarged dwelling to its neighbours would detract significantly from the character and appearance of the local streetscene. In addition to this concern, Home Farm House is a grade II listed building. It abuts a taller house of some antiquity to the west, also a listed building, and drops down to its attached garage on its east gable end. There is then a good sized gap to the present bungalow at Allwyn, which is a low key and modest building that does not detract from the setting of Home Farm House. In contrast, the scale, design, proximity and obtrusiveness of what is proposed would, we consider, detract significantly from the setting of the adjoining listed building. This is contrary to saved local plan Policy EN28, which says that "development which is likely to detract from the setting of a listed building would not be permitted".

We believe that it is clear that the effect of the proposal on the character and appearance of the street scene and the setting of the adjoining listed building mean that it would not make a positive contribution to the local area, and would not respond positively to an existing feature of national historic importance. This is contrary to Policy CS3 in the Core Strategy. There is also no evidence of a commitment by the applicant towards the sustainable construction requirements of Policy CS3.

We consider that what is proposed would not be in keeping with its surroundings, and would in addition have a harmful effect on the way the locality functions, with respect to its harm to the neighbours' living conditions. Thus the proposal also falls short with respect to paragraphs 58 & 64 of the National Planning Policy Framework. The development would not function well and it would detract from rather than add to the overall quality of the area. Consequently, planning permission should be refused for what is a poor design that fails to take opportunities for improving the character and quality of the area and the way it functions. In addition due regard has to be paid to the significance of the heritage asset of the adjoining listed building. We consider that, while the harm to its setting would be less than substantial (in the terms used in the NPPF), it would nonetheless be significant, and it would not be offset by any public benefits. This would be contrary to paragraphs 128- 134 of the National Framework.

Conclusion

General advice from central government in these matters is that good neighbourliness and fairness are amongst the yardsticks against which development proposals should be measured. The proposal represents neither good neighbourliness nor fairness in the effect that it would have on Mr and Mrs Turner's living conditions. Thus we urge the Council to take due note of the concerns of nearby residents and refuse planning permission in this instance. We believe there would be a material effect on the living conditions of the occupiers of Home Farm House from a loss of outlook from an overbearing and dominating development, loss of daylight and sunlight into main ground floor rooms and loss of privacy from overlooking of first floor windows. We believe there would be a materially harmful effect on the character and appearance of the streetscene and the setting of a listed building.

We consider that we have shown clearly that the proposal contravenes one of the core planning principles set out in paragraph 17 of the National Planning Policy Framework - that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. We also believe we have shown that it would also conflict with the Council's development plan policies in regard to the effect on the living conditions of neighbours, the effect on the character and appearance of the streetscene and setting of a listed building.

Thank you for taking these points into consideration. Our clients would ask to have the opportunity to make representations to elected members at the planning committee which is to determine the application.

Mr Michael Turner

Home Farm House Darlington Road Elton

Further comments in relation to revised plans

Affect on the setting of a Grade II Listed Building (Home Farm House).

Whilst we appreciate that the revised plans (9th September 2013) go some way to reducing the impact of the proposed development on the setting of the adjacent Grade II listed building and street scene there are still some concerns.

The size and proximity of the proposed development at Allwyn related to the size of the plot are not in keeping with those of the other buildings in that part of Elton. Currently the Grade II listed farmhouse is set in a village type location with Grade II listed cottages of a similar age and converted stables on one side. Opposite is a converted stable, garden and grooms building from Elton Hall. The house to the east of Allwyn although a modern house is designed to blend in and is finished, in red brick as are the buildings in Juniper close, the converted stables and grooms house opposite and the courtyard bungalows to the west. Although Home Farm House is painted it is also of brick construction. The finish of the proposed development, although not specifically stated on the new plans, appears from the initial application to be of white painted rendered concrete. This will have a significant impact on the setting of the Grade II listed farmhouse located on the adjoining site. In addition the positioning of a large array of solar panels on the garage roof, clearly visible from the street, will further detract from the street scene and setting. (See Local plan policy EN28)

The proposed development its close location and size in relation to the small size of the site would considerably impact on this setting. There is a very significant change from the existing small low level bungalow. We would question the use of the term and categorisation of this development as extension when it triples the size of the existing building. (See Local plan policy HO12)

Impact on light inside Home Farm House

Although the latest plans indicate a reduction in height and re-positioning of the proposed extension the increase in height above that of the existing bungalow will still have an impact on the light and outlook of the inhabitants of the adjoining property (Home Farm House). In particular it will have an impact limiting the sunlight available, reducing the period during the day when sun is available and also limiting the period during the year when the sun will be seen at all to a couple of summer months when the sun is high in the sky.

Objection to Planning Application 13/1063/REV (Revised Plans 28/6/13)

We refer to our objection letter regarding the Planning Application 13/1063/REV submitted Wed. 29th May. Although the revised plans notified to us on 28th June address part of our concern in the original objection letter the new plans cause a number of additional concerns. We would draw your attention to the Core strategies of the National Planning Policy Framework which refer to securing a good standard of amenity for all existing and future occupants and taking account of the character of different areas. More specifically, HO 12 of the Stockton Local Plan states that 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 a significant loss of privacy and amenity for the residents of neighbouring properties.

Our objections are:-

1 That the new proposal causes a clear loss of amenity to residents of our property by reasons of loss of privacy. The western side of the current property is close to our boundary and is of single story construction hidden by a fence. The new proposed western elevation shows two upper floor windows directly overlooking our garden, and unlike the previous plans now not using obscured glass, causing a significant loss of privacy in both our garden and living space.

2 In addition the new plan shows the garage now to have been moved forward by a meter and closer to our boundary by half a meter causing a greater loss of light to our main living area by almost enclosing the small garden and bringing the wall closer to the window that provides the main light. Although of single story, the pitch of the garage roof, its design and position means our outlook will be straight onto a blank wall of up to 16 feet high. This still constitutes a significant loss of our long established right to light.

3 Our property is a grade 2 listed Georgian farmhouse which currently is in the setting of adjoining old properties, similarly Grade 2 listed, to its west and the former retirement bungalow of a farmer to the east. The size, proportions and design of the proposed development of the retirement property clearly worsens the setting of the listed building,

both visually from the front and by reducing the amenities at the east and rear. It also significantly changes the street scene in this part of Elton.
4 Although the development is stated to be an extension, in reality it is a trebling of the floor area of the existing bungalow changing it from a small dwelling to a large four bed roomed family house. It is not clear that this can be classed as a simple extension.

Ms Annette O'Riordan

The Stables Darlington Road
We have no objection to the above application.

M And M Simpson

The Trees Darlington Road
In relation to revised plans (Summarised)

Revised elevation plans are much better than the original which was out of character in Elton. However the solar panels on the garage roof are completely out of character, will face towards the village road and are next to listed buildings.

Also have concerns regarding the drains as there are no mains drains at Elton and no-one seems to have investigated this matter.

Mr Stephen Gardner

The Gables Darlington Road Elton
This is an objection to the above application on the grounds of the adverse effect to our residential amenity by reason of loss of privacy.

The proposed upper floor at the rear would overlook our rear garden causing a significant loss of privacy. This is worse than would normally be the case due to the angle of the property towards our garden and its proximity to our boundary.

The eastern side of the property is close to our boundary and is currently single story with only one small window hidden by a fence. The proposed eastern elevation shows upper floor windows all close to our property boundary. Even if initially using obscured glass, those upper floor windows would overlook our property causing a loss of privacy.

Both the existing and proposed site plan drawings are incorrect in showing the property much further from the boundary than is actually the case. We believe that the actual distance is approximately 1.5 metres. The angle is better shown on the site location plan.

The western, adjoining, side of our property was designed with no windows at all and a roof sloping to ground floor roof level thereby respecting the adjoining bungalow. It was also constructed further from the boundary.

We also consider that the proposal is inappropriate for the following reasons:

The overdevelopment of the site.

The plans show that almost the whole of the width of the site would be utilised by the property. This is particularly out of character to most of the neighbourhood.

The rear of the property already includes a number of outbuildings including those recently erected under permitted development rights, not shown on the plot layouts included in the plan.

Visual impact

- a. The proposal creates a completely different property to the existing property both in size and design. It is completely out of character with the neighbourhood including the Grade 2 listed buildings at Home Farm House and Home Farm Cottages.
- b. The proposed eastern elevation would have a significant visual impact both to our property and the view of the edge of the village.
- c. The proposed front elevation would overpower the site which is completely out of keeping with the character of the neighbourhood.

**Mr Stephen and Mrs Julia Gardner
The Gables Darlington Road Elton**

This is an objection to the further revision referred to in the letter of 9 September.

It is clear from all planning guidance that developments, either new or extensions should seek to integrate with the existing environment and not adversely affect the amenity of neighbouring properties. Core strategies of the National Planning Policy Framework refer to securing 'a good standard of amenity for all existing and future occupants' and taking account of the 'character of different areas'. More specifically, HO 12 of the Stockton Local Plan states that '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 a significant loss of privacy and amenity for the residents of neighbouring properties'. Our objections are:

This proposal causes a clear loss of amenity to residents of our property by reason of loss of privacy. No significant progress has been made in this matter since previous plans.

The eastern side of the property is very close to our boundary and is currently single story with only one small window hidden by a fence. The proposed eastern elevation shows upper floor windows, all close to our property boundary, including that of a bedroom and landing which would presumably not be obscured glass and would directly overlook our garden causing a significant loss of privacy.

Our property was designed with no windows on the western side elevation thereby respecting the privacy of Allwyn.

We note that the plan makes both the guest bedroom and ensuite dual aspect, as well as including a landing window, all of which are unnecessary.

The proposed upper floor at the rear would overlook our rear garden causing a further loss of privacy. This is worse than would normally be the case due to the angle of the property towards our garden and its proximity to our boundary.

The extension is neither in keeping with the existing property or the existing street scene

The existing property is a former retirement bungalow of a farmer. The proposed property is completely different in size, style and purpose being a large modern executive type house.

The property to the west is a grade 2 listed former farmhouse which currently is in the setting of adjoining old properties to its west and the former retirement bungalow of a farmer to the east. The proposed property clearly worsens the setting of the listed building.

Our property to the east, although recent, is of traditional styling and slopes down to the west side to be in keeping with the existing bungalow. The proposed 2 storey wall, which at

its nearest will be little over a metre from our plot, will upset the integration of the properties. It will also dominate the view.

Other large properties in the village are situated on large sites hence only utilising a comparatively small portion of their site and leaving a notable space between properties and the edge of their plot. The proposed dwelling would make the site appear cramped and overdeveloped.

We also note:

Recent housing needs surveys reflected in the Core Strategy Development Plan refer to a shortage of 2 and 3 bedroom bungalows in Stockton on Tees which suggests that it is inappropriate to reduce their number.

The extended permitted development rights allow significant extensions without planning permission. This suggests that where planning permission is sought, a higher degree of compatibility with the local plan and national planning policy is necessary.

We also note that the existing plan does not properly show:

The proximity of the existing property and hence extended property to the boundary with our property, The Gables.

The existing garage with solar panels which is presumably to be removed.

Other existing buildings i.e. greenhouses, sheds etc constructed under permitted development rights.

The Gables

Elton

Stockton on Tees

PLANNING POLICY

9. 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 Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan
10. Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations
11. The following planning policies are considered to be relevant to the consideration of this application:-
12. National Planning Policy Framework Paragraph 14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking;

For decision-taking this means:

approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

-any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
-specific policies in this Framework indicate development should be restricted.

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

8. Additionally, in designing new development, proposals will:

- _ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
- _ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
- _ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
- _ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

Saved Policy HO12 of the adopted Stockton on Tees Local Plan

13. 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.
14. 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.
15. 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

Saved Policy EN28 of the adopted Stockton on Tees Local Plan

16. Development which is likely to detract from the setting of a listed building will not be permitted.

Supplementary Planning Guidance Note 2: Householder Extension Guide

17. The purpose of this policy document is to provide additional information on the interpretation and implementation of Local Plan policies and proposals, to assist the Borough Council in determining planning applications and to provide general guidance to prospective developers.
18. The guidance gives information as to how Saved Policy HO12 in the Adopted Local Plan may be implemented by:-
 - Detailing what makes a successful extension and how the components work together;
 - Showing how an extension can affect the whole street, not just the single house to which it is attached;
 - Highlighting good and bad examples, and some pitfalls to avoid;

19. It is recognised that there is considerable variation in the size and type of housing in the Borough and therefore there cannot be a single design guide that will always apply.
20. Each proposed extension is assessed on its relative merits which means that in some cases the guidance may be 'out ranked' by the circumstances. However, the overall aim of the guide is to ensure that the quality of householder development is raised and therefore it will be used as a material consideration in determining planning applications.
21. Any extension should be sited and designed to minimise the impact on neighbouring properties in terms of light, overlooking and overbearing. However it is the purpose of this guidance note to limit such impacts through good practice advice.

MATERIAL PLANNING CONSIDERATIONS

22. The main issues for consideration when assessing this application are the potential impact upon the amenity of neighbouring properties, character of the adjacent listed building and surrounding area and implications for highway safety.
23. Six objections have been received, including from a planning consultant on behalf of a neighbouring resident, and five from neighbouring residents largely on the grounds that owing to the size and scale of the proposal, and the inclusion of solar panels, it will appear out of keeping with the character and appearance of the surrounding area and will be detrimental to the setting of the adjacent listed building. Objectors also state that owing to the scale of the proposal and relation to the boundaries of the plot it will result in a detrimental impact upon the amenity of the neighbouring properties in terms of overlooking, loss of light and appearing overbearing.
24. Concerns are raised regarding the drainage in Elton village however this is not a material planning consideration and would be subject to any subsequent Building Regulations approval.
25. Concerns are also raised regarding the accuracy of the plans however revised plans were submitted which accurately demonstrate the boundaries of the plot in relation to the proposed development.
26. One letter of no objection has been received.

Amenity of neighbouring properties

27. Home Farm House is adjacent to the western boundary of the application site and is situated upon a slightly different aspect. There is an attached double garage adjacent to the shared boundary with the side elevation of the main house, which contains patio doors, being approximately 5.5 metres from the shared boundary with the application site. The proposed development will not project further west than the existing bungalow and incorporates an eaves height of approximately 4.5 metres. As such this element of the proposal will be approximately 12.5 metres from the side elevation of Home farm House. The attached garage is located towards the rear of the application site and as such will be located away from the side elevation of this neighbouring property. Given the distance from this neighbouring property and that the revised design includes a lower roof ridge and eaves height, to appear as a dormer bungalow, it is not considered that the proposal will result in a detrimental impact upon the amenity of this neighbouring property in terms of appearing overbearing or loss of light.
28. The proposed side elevation, facing towards Home Farm House, includes full length glazed units at ground floor to serve the lounge with patio doors to serve the kitchen. Screening

will be provided by the boundary treatments which consist of a 1.8 metre high closed boarded fence with mature hedges. At first floor level the proposal includes a bedroom window, which is indicated on the plans to be fixed and obscurely glazed and an en-suite window which is not considered to be a habitable room window. A condition is recommended to ensure these windows are obscurely glazed and fixed. As such it is not considered that the proposal will result in a significant impact upon the amenity of residents of Home Farm House in terms of loss of privacy.

29. The application site includes alterations to the front elevation including the provision of a first floor with habitable room windows within the front elevation. The entrance to Juniper Grove, which is a modern residential cul de sac, is directly opposite the application site. There is a residential property approximately 34 metres to the south west of the application site. This distance complies with guidance within SPG2: Householder Extension Design Guide. As such it is not considered that the proposal will result in a detrimental impact upon the amenity of this neighbouring property.
30. The proposed east side elevation of the development facing towards The Gables includes a secondary media room, boot room, laundry and study at ground floor with a secondary bedroom window, landing and en-suite at first floor level. It is considered that a significant amount of screening will be provided by the existing boundary treatments adjacent to the shared boundary which consist of a 1.8 metre high fence with a screening of mature street and hedges. Furthermore as the application site is staggered significantly further forward than The Gables the windows in the side elevation at first floor level will face towards the front garden serving this neighbouring property which is easily visible from the highway to the front. In addition the nature of these windows consists of a secondary bedroom window which has another window in the main front elevation of the property, landing and en-suite windows and are not considered to be habitable rooms. It is not considered that the proposed development will result in an unacceptable detrimental impact upon the amenity of this neighbouring property in terms of a significant loss of privacy. Furthermore this neighbouring property is approximately 5 metres from the shared boundary with a roof slope which slopes away from the shared boundary and does not contain any windows. As such it is not considered that the proposal would result in a detrimental impact upon the amenity of this neighbouring property in terms of overlooking.
31. The application site consists of a large rear garden, beyond which is agricultural land so there is no neighbouring residential property directly to the rear of the application site.

Character of the Surrounding area

32. Objectors make reference to the design principles within the NPPF, these concerns are noted. In paragraph 17 of the NPPF one of the core principles of the planning system is "always seek to secure high quality design". Policy CS3 criterion 8 of the adopted Core Strategy also requires development proposals to make a positive contribution to the local area. The revised design consists of the creation of a first floor with a dormer bungalow style appearance. The design includes a dormer window within the roof slope of the front elevation and lowered ridge and eaves height to minimise the impact of the proposal. The development also includes a centrally located porch within the front elevation to break up the appearance of the front elevation. The revised scheme includes an attached garage which will be set back from the main front elevation by approximately 11.5 metres to reduce the overall massing of the proposed development and minimise the visual impact of the proposal in relation to the surrounding street scene.
33. The surrounding area consists of properties of various types and designs including two storey dwellings and dormer bungalows of varying ages. The adjacent property, Home farm is Grade II listed however there are examples of modern dwellings opposite and adjacent to

the eastern boundary of the application site. It is considered that there is not a strong vernacular within the street scene. Furthermore there is no uniform building line within the street. The property is set significantly further forward than The Gables to the east of the application site and some views of the side elevation will be afforded when approaching the property along Darlington Road from the east. However the revised scheme includes a reduced rear projection with the rear element being stepped in from the eastern elevation of the property by approximately 1.5 metres to break up the massing of this elevation. It is considered that the proposed development will not result in an incongruous feature within the street scene. Furthermore, owing to the wide variety of properties within the vicinity of the site, it is considered that the proposed extensions will not appear out of keeping with the character and appearance of the surrounding area.

34. Concerns are noted regarding the visual impact of the proposed solar panels, raised by objectors, are noted. However the installation of solar panels on an existing roof slope would not require planning permission and this is material when considering the current application. Furthermore policy CS3 of the adopted Core Strategy states that "where suitable proposals come forward for medium to small scale renewable energy generation, which meet the criteria set out in Policy 40 of the Regional Spatial Strategy, these will be supported". As such it is considered that the proposed solar panels, which are proposed on the garage roof located towards the rear of the application site, are acceptable in this location.

Character of the Listed Building

35. This Historic Buildings Officer previously raised concerns in relation to the original submission. These concerns related to the overall design of the property and the resulting bulk of the extension that was directed towards Home Farm, a grade II listed building. The previous proposal would have created a significant bulk of new extension on the western boundary and significantly reduced the breathing space between Home Farm and Allwyn. It was also considered that the resulting design of the original submission would have a significant visual impact on the setting of Home Farm and the street scene in general.
36. The revised design proposal has removed the bulk of the development away from the boundary with Home Farm; this ensures that an appropriate degree of separation is in place between the properties to allow the setting of Home Farm to be largely undisturbed. Although still a significant increase in the size of the property through large extension, The Historic Buildings officer considered that the design no longer overwhelms the host property and will appear less dominant in the street scene in comparison to the previous proposal. It is considered therefore that the revised proposals create a house which broadly conforms to the street scene and is more traditional in design and proportion, unlike the previous proposal.
37. In consideration of the proposal the Historic Building Officer has acknowledged that a detached garage could be erected at the property in a similar location, close to the boundary with Home Farm through existing permitted development rights and this is a material consideration. The solar panels could also be erected through permitted development allowances.
38. The Historic Buildings Officer therefore raises no objection to the revised proposal as it is considered that the revised design has addressed previous concerns in relation to the setting of the neighbouring listed building. It is considered that the proposal will not detract from the setting of the listed building.

Highway safety

39. In accordance with SPD3: Parking Provision for Developments 2011, 3 incurtilage car parking spaces are provided to serve the 4-bedroom dwelling. The Design Guide and Specification states that a dwelling should have only 1 vehicle access, however as Darlington Road is not classified planning permission is not required for the new vehicle access. Consequently the Head of Technical Services does not consider that there are sufficient grounds to object in this instance. Therefore it is considered that the proposal will not result in an adverse impact upon highway safety.

CONCLUSION

40. It is recommended that the application be Approved with Conditions for the reasons specified above.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Helen Heward Telephone No 01642 526063

WARD AND WARD COUNCILLORS

Ward	Western Parishes
Ward Councillor	Councillor Andrew Stephenson

IMPLICATIONS

Financial Implications: as report

Legal Implications: as report

Environmental Implications: as report

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report. The detailed considerations within this report take into account the impacts on residential properties, occupiers, visitors to the area, pedestrians and other relevant parties responsible for; or with interests in the immediate surrounding area. Consideration has been given to the level of impact and mitigating circumstances with conditions being recommended to reduce the impacts of the scheme where considered to do so.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Within this report consideration has been given to implications in respect of community safety including the impact of traffic and transport.