

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 28 July 2010**

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<b>APPLICATION REF. NO:</b>	<b>10/00226/FUL</b>
<b>STATUTORY DECISION DATE:</b>	<b>01 July 2010</b>
<b>WARD/PARISH:</b>	<b>EASTBOURNE</b>
<b>LOCATION:</b>	<b>1 Carnaby Road, Darlington DL1 4NR</b>
<b>DESCRIPTION:</b>	<b>Erection of two storey rear extension</b>
<b>APPLICANT:</b>	<b>Mrs Martha Cunningham</b>

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**APPLICATION AND SITE DESCRIPTION**

**This application was deferred from the meeting of 30 June 2010 for a site visit. The officer recommendation is repeated below for members' consideration.**

Planning permission is sought for the erection of a two storey rear extension. The extension is proposed as being 3.8m in length (projection from the main rear building line) and 4.9m in width. The extension is proposed as being 5.5m in height to eaves level and a further 1.6m to the ridge. The extension would be set off from the side boundary with the adjoining semidetached house by 0.4m.

The application property is a west facing semidetached house located on a corner plot. There is a high close-boarded fence to the south of the site and a detached garage to the rear. The adjoining semidetached house has an existing flat roof single storey extension located close to the boundary with the application property.

**PLANNING HISTORY**

08/00269/FUL – on 9 June 2008 planning permission was refused for the erection of a two storey side extension. The application was refused as the proposal was considered to be harmful to the visual appearance of the host property and to the streetscene. This is due to the design of the proposal and also because it would have projected well beyond the building line of Carnaby Road.

**PLANNING POLICY BACKGROUND**

The following policy of the Borough of Darlington Local Plan is relevant: -

H12 – Alterations and Extensions to Existing Dwellings

The Council's Planning Guidance Note 7 (Alterations and Extensions to Dwellings) is also relevant to the application.

## RESULTS OF CONSULTATION AND PUBLICITY

Occupiers of neighbouring properties were advised of the proposed development by way of letter. An objection has been received from the occupier of 11 Hewiston Road which is the adjoining semidetached house located to the north.

The points raised in this objection letter are summarised below:

- *I have a small garden approx 35' long with a house (3 Carnaby Road) at the bottom of the garden.*
- *5 Carnaby Road has a single storey which is up to bedroom window height and I am facing a brick wall.*
- *1 Carnaby Road has a brick built garage at the bottom of their garden.*
- *A rear 2 storey extension would mean being surrounded by brick walls on 2 boundaries of my garden.*
- *This would restrict daylight/sunshine available.*

The Highways Officer raised no objections to the proposal.

## PLANNING ISSUES

The principal issues to be considered in the determination of this application are:

- Planning Policy
- Visual Amenity
- Residential Amenity

### Planning Policy

Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan includes provision that extensions and alterations to dwellings will be permitted providing that they are in keeping with the design of the property, street scene and surrounding area. Policy H12 also seeks to ensure that adequate daylight and privacy to neighbouring properties is maintained.

### Visual Amenity

The proposed two storey rear extension would not harm the character and appearance of the application property. The design includes a hipped roof over that would tie-in with the existing roof over the application property. The proposal would not result in any significant detrimental impact in relation to visual amenity.

### Residential Amenity

The neighbouring property to the north (the adjoining semidetached house) has an existing single storey rear extension which projects to approximately the same distance as the proposed extension. The proposal would not therefore have any significant impacts to this property at ground floor level.

The nearest window at first floor level in the adjoining semidetached house (Number 11 Hewiston) is a bathroom window. There is also a bedroom windows located at first floor level on the rear elevation of the adjoining semidetached house. The proposed two storey rear extension accords with the 45° principle (as set out in the Council's Planning Guidance Note 7) in respect of this habitable room window.

The neighbouring property to the rear has its side elevation facing towards to the application property.

The proposal would not result in any significant detrimental impacts in relation to residential amenity of neighbouring properties.

### **Section 17 of the Crime and Disorder Act 1998**

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect

### **Conclusion**

The proposed two storey rear extension would be of an in keeping design and would not be harmful to the visual amenity of the area. The proposed two storey rear extension would not result in any significant detrimental impacts to residential amenity., in terms of light and outlook, to neighbouring properties.

### **RECOMMENDATION**

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A3 Implementation Limit (3 years)
2. B4 Details of materials (Samples)
3. B5 Detailed application (Accordance with Plans)

### **Suggested summary of reasons for granting planning permission**

It is considered that the proposed extension by reason of its size, position and appearance is in keeping with the external appearance of the property and will not cause significant harm to the character and appearance of the host dwelling or the surrounding area. The extension has no significant impact in terms of loss of daylight or sunlight to adjoining dwellings and maintains adequate levels of privacy. The proposal does not adversely affect car parking provision on the site nor impact on highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in the light of policy H12 (Alterations and Extensions to

Existing Dwellings) of the Borough of Darlington Local Plan 1997 and the Council's adopted supplementary planning guidance.