

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 2 July 2014

Page

APPLICATION REF. NO:	14/00367/FUL
STATUTORY DECISION DATE:	9 June 2014
WARD/PARISH:	COLLEGE
LOCATION:	10 Woodland Terrace
DESCRIPTION:	Erection of a single storey extension
APPLICANT:	MR AND MRS D LOUGHHEAD

APPLICATION AND SITE DESCRIPTION

Planning permission is sought for the erection of a single storey extension to the side of the application property to provide a kitchen, bathroom and utility room. The proposed extension is to measure approximately 5.4 metres wide by 4 metres deep, under a pitched roof 4.5 metres in height at ridge level. The extension is to be built of matching brick and slate and will replace an existing kitchen, bathroom and garage.

This is a revised scheme following the submission of an application for the erection of a two storey extension (13/00452/FUL) which was refused in August 2013 on the grounds that it would have an unacceptable impact upon the amenities of neighbouring properties on Barlow Street and upon the character and appearance of the West End Conservation Area. A subsequent appeal against the refusal of planning permission was dismissed on appeal in December 2013 (APP/N1350/D/13/2206881). An earlier application (13/00053/FUL) for a two storey extension was also withdrawn in April 2013.

The application property is an end of terrace house which has its main frontage onto Woodland Terrace but adjoins properties on Barlow Street. It is a substantial double-fronted property located within the West End Conservation Area. It is an unusual property in that it is only one room deep with no rear curtilage and sits under a mono-pitched roof. The surrounding area is predominantly residential in character, with the main built form comprising terraced properties elsewhere on Woodland Terrace to the north, south and west interspersed with some detached and semi-detached properties to the south east.

A Design and Access Statement assessing the impact of the proposed development upon the significance of the West End Conservation Area has been submitted with the application.

PLANNING HISTORY

93/00436/MISC – Erection of a first floor extension to form bedroom, bathroom and utility room. GRANTED 22.10.1993

13/00452/FUL – Erection of a two storey extension (revised application). REFUSED 2.8.2013
Appeal DISMISSED 9.12.2013

PLANNING POLICY BACKGROUND

The following policies are relevant to consideration of the application:

Darlington Core Strategy Development Plan Document 2011

- CS14 – Promoting Local Character and Distinctiveness

Saved Policies of the Darlington Local Plan 1997

- H12 – Alterations and Extensions to Existing Dwellings

National Planning Policy Framework

RESULTS OF CONSULTATION AND PUBLICITY

Highway Engineer – The application removes the existing garage and provides a larger bathroom and kitchen/utility with minor internal alterations. There is still one parking space available within the curtilage of the dwelling and being an end terrace has sufficient on street parking to its frontage to cater for additional parked vehicles. No access alterations are proposed as part of the works; therefore raise no highway objection to the proposal.

Conservation Officer – The design of the proposed single-storey extension has been guided by its host dwelling and its neighbour, following their scale and proportions and the setback proposed will help ensure it is seen as an extension, which is better in single-storey form. Slate roof, stone sills and timber door and sliding sash windows are all welcome as high quality materials encouraged in West End Conservation Area. The proposal will make a positive contribution to local character and distinctiveness of the area.

Three letters of objection has been received which raise the following issues:

- *The 'single storey garage infill' which is the current physical link between no. 10 and our property at 8 Woodland Terrace, is actually a temporary wooden structure, which was erected without planning permission. It has no foundations and no brickwork adjoining our property. When we naively gave permission for this temporary structure to be attached to our property we didn't imagine it would be used against us to facilitate property enlargement and the financial benefit for the current owners;*
- *Repeatedly asked for this structure to be removed and for the trees to be substantially reduced in height because they overshadow our garden, to no avail;*
- *Current building regulations require deeper foundations and we are very concerned about any damage to our property that could be caused by excavating foundations for the proposed extension;*
- *The roofline of the proposed single storey extension is completely out of character with the rooflines of the surrounding buildings which are all a minimum of two storeys. The dual pitched roof draws attention to the huge disparity between it and the height of the adjoining and surrounding buildings;*

- *The double pitched roof looks odd and out of character with the single pitch roof design of the parent property. Similarly the lack of depth makes it look odd and out of character with the adjoining block of properties;*
- *The proposed extension as a whole does not retain or reinforce the historical character of the area. It detracts from it, is not sympathetic in scale, form or character to the buildings surrounding it. It is dwarfed by them and looks ridiculous in this context;*
- *Cannot see any way for rainwater to be drained from the rear of the dual pitched roof within the boundary of the application site. Without proper guttering and a downpipe to drain rainwater away, damage to our property would ensue;*
- *Regular cleaning and maintenance of any guttering to the rear would require access via 3 Barlow Street. Because of this there is a very high probability that any guttering would not be adequately cleaned or maintained by the owners;*
- *Filling the gap with a diminutive, single storey building which purports to reflect in miniature the designs of the surrounding multi-storey properties gives a toy town look to that section of the terrace. This is not only out of character, it is outrageous.*
- *Objection from previous applications still stand, which is centred around the diminishing quality of light that either a single or higher storey extension could effect, overlooking the back yard of my property;*
- *Ultimate concern is to maintain the quality of light and life for myself and my family, so that we can enjoy the daylight provided by the current open space especially through the summer days when we use the outside as an extra room;*
- *Concerned about the incremental nature of these applications, that over time a little bit here and there will result in blocking light out entirely as the building gets higher;*
- *Realise that the new application is for a single storey extension however, it is still higher than currently and therefore must still impact on my home. Spend a lot of time in the dining room of my house using the lights frequently, and believe any building in this space will be detrimental to my home;*
- *Also wonder if the slope of the roof also affects my property?*
- *Feel upset that despite the neighbours knowing that any building in this space would affect my home it is not a consideration to them.*

PLANNING ISSUES

Saved Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan states that alterations and extensions to existing dwellings will be permitted where they are in keeping with the character, design and external appearance of the property and in keeping with the street scene and surrounding area. Such proposals are also required to maintain adequate daylight entering the principal rooms of nearby buildings; maintain adequate privacy in the rooms, gardens and other outdoor areas of nearby buildings and should not be overbearing when viewed from neighbouring properties.

Core Strategy Policy CS14 (Promoting Local Character and Distinctiveness) also seeks to protect the Borough's distinctive character by protecting buildings, their settings and features of historic and archaeological local importance in conservation areas.

Paragraph 131 of the National Planning Policy Framework (NPPF) requires that local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 137 of the NPPF also requires that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their

significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

The previous application (13/00452/FUL) was refused on the grounds that it would unacceptably impact upon the amenities of the neighbouring properties at Barlow Street in terms of loss of light and outlook and that the diminutive height, scale and form of the proposed two-storey extension would have a harmful impact upon the significance of the West End Conservation Area. The decision was subsequently upheld on appeal.

The revised scheme has been reduced from two storeys to single storey in height and seeks to replace an existing kitchen, bathroom and garage with an extension of a similar footprint and would replace the existing flat roofs with a pitched slate roof, approximately 4.5 metres in height. The main issues for consideration are whether the revised scheme is acceptable in terms of its impact upon the amenities of the nearby residential properties and upon the character and appearance of the surrounding area and upon the significance of the West End Conservation Area.

The three properties forming the short terrace on the north side of Barlow Street are more modest in size in comparison to the application property and have small rear yards. These properties all have single storey rear extensions within the rear yard, although the adjoining property at 3 Barlow Street has a modest first floor bathroom extension which extends approximately 1.5 metres from the rear of the property, next to which is a first floor bedroom window. The neighbouring property at 8 Woodland Terrace has also been extended at first floor to the rear in relatively close proximity (approximately 7 metres) to the rear of the properties on Barlow Street which limits the outlook from the rear of these properties. The application property has no rear garden or yard and the rear of the property directly adjoin the full length of the western side of 3 Barlow Street.

The orientation of the properties at 2 and 3 Barlow Street in relation to the proposed extension means that the only possible reduction in sunlight/daylight would occur when the sun was in the west. As this would occur late in the day with the sun at a low level then the 2/3 storey terraces on the opposite side of Woodland Terrace would already be restricting the light between 8 and 10 Woodland Terrace to the properties on Barlow Street.

As such, the proposed increase in height of approximately 1.5 metres over and above that of the existing flat roofed kitchen, bathroom and garage additions which the extension is to replace, is not considered to have an unacceptable impact upon the amenities of these properties in terms of light or outlook and the relief afforded by the gap between Nos. 8 and 10 Woodland Terrace will be maintained. The proposed extension is therefore considered to be acceptable in terms of its impact upon the amenities of these properties.

On Woodland Terrace and nearby Pierremont Crescent, the West End Conservation Area is characterised by sizeable and dignified terraces which have an attractive appearance due in part to their consistent roof heights. The gap between Nos. 8 and 10 Woodland Terrace and the existing flat roofed kitchen, bathroom and garage are therefore somewhat of an anomaly in conservation area terms. The existing extensions are considered to be weak additions to the conservation area due to the fenestration detailing and flat roof which do not contribute to the character and appearance of the conservation area. Paragraph 131 of the National Planning Policy Framework advises that in determining planning applications, Local Planning Authorities

should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

While a two-storey extension, continuing the ridge heights of Nos. 8 and 10 Woodland Terrace, would be an appropriate 'conservation' response to infilling this gap, this is not possible due to the harmful impact this would have on the living conditions of properties on Barlow Street. The erection of a replacement single storey extension of a similar footprint with a pitched slate roof and improved fenestration, which reflects that in the main dwelling, is however considered to be an improvement over the existing flat roofed extensions which it is to replace and is considered to sustain the significance of this part of the West End Conservation Area, in accordance with the requirements of the National Planning Policy Framework and Core Strategy Policy CS14 (Promoting Local Character and Distinctiveness).

The proposed extension is not considered to give rise to any issues of highway safety. The comments of the Council's Highway Engineer are awaited and will be reported verbally.

Other issues

Concerns regarding the access and maintenance of the neighbouring properties and the guttering on the proposed extension are noted however these are civil matters to be pursued separately to consideration of this planning application. The agent has confirmed however that the proposed extension would consist of new internal walls with independent foundations to those of the neighbouring properties and will only be linked by lead flashings necessary to the perimeter of the roof to prevent ingress of water. The water from the rear roof would be collected in a deep, lead-lined, valley gutter and removed via an internal rainwater downpipe. This would have an internal access cover and could be rodded from outside to ensure that no blockages occur. The valley gutter could only be cleaned by access over the roof but should there be a blockage then water ingress would only occur into the new extension as the flashings to the existing parapet wall will be higher than those to the proposed pitched roof.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The proposed development has 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. The proposed development does not give rise to crime and disorder issues.

CONCLUSION

The proposed single storey side extension is considered to be acceptable in terms of its impact on the amenities of neighbouring properties and in terms of its impact on the significance of the West End Conservation Area. The proposal is therefore considered to comply with Saved Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997, Policy CS14 (Promoting Local Character and Distinctiveness) of the Darlington Core Strategy Development Plan Document and the requirements of the National Planning Policy Framework (NPPF).

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A3 (Standard 3 year time limit)

2. B4 (Details of external materials to be submitted)
3. B5 (Development in accordance with the approved plans)

**THE FOLLOWING POLICIES AND DOCUMENTS WERE TAKEN INTO ACCOUNT
IN CONSIDERATION OF THE APPLICATION:**

National Planning Policy Framework 2012

Borough of Darlington Local Plan 1997

Saved Policy H12 (Alterations and Extensions to Existing Dwellings)

Darlington Core Strategy Development Plan Document 2011

CS14 (Promoting Local Character and Distinctiveness)