

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 9 March 2011

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APPLICATION REF. NO:	11/00020/FUL
STATUTORY DECISION DATE:	10 March 2011
WARD/PARISH:	PARK WEST
LOCATION:	13 Carmel Road South Darlington DL3 8DQ
DESCRIPTION:	Erection of single storey side extension incorporating bedroom in the attic space with front and rear roof dormers, single storey rear extension and first floor extension over existing kitchen (Amended Plans Received 18 February 2011).
APPLICANT:	Mr J Singh

APPLICATION AND SITE DESCRIPTION

Planning permission is sought for the erection of a single storey side extension incorporating a bedroom in the attic space with front and rear roof dormers and for the erection of a single storey rear extension and first floor extension over existing kitchen.

The proposed side extension would be 2.9m in width and 10m in length. The extension would feature a gable end roof over that would be 3m in height to eaves level and a further 2.9m to ridge level. The roof space would include a bedroom with dormers to the front and rear. These dormer windows would each be 1.3m in width and 1.3m in height.

The proposed single storey rear extension would incorporate an existing rear extension on the property. This extension would be 8.7m in width and would project some 3.9m from the original rear building line of the host property. The extension would be 2.7m in height to eaves level and a further 1.3m to the top of the lean-to roof.

The proposed first floor rear extension would be 3.2m in width and 1.8m in depth. The extension would be 5.5m in height from ground level to eaves level and a further 1.6m to the top of the hipped roof over.

The proposal was amended to reduce the size of the single storey rear extension by 1m and to amend the design of the side extension.

The application property is a west facing semidetached house located on the eastern side of Carmel Road South close to the junction with Coniscliffe Road. The neighbouring property to

the north (the non-adjoining property) has been altered to convert its hipped roof into a gable. This property does not have any habitable room windows on its side elevation facing towards the site of the proposed works.

The boundary with the adjoining semidetached house (located to the south) consist of timber fencing. This property has an existing conservatory extension to the rear.

The property is located in the West End Conservation Area.

PLANNING HISTORY

85/00266/DM – on 17 July 1985 planning permission was granted for the erection of a single storey rear extension to the kitchen and dining room.

92/00489/MISC – on 23 October 1992 planning permission was granted for the erection of a two storey and single storey side extension.

PLANNING POLICY BACKGROUND

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

H12 – Alterations and Extensions to Existing Dwellings

National Planning Policy Statement 5 (Planning for the Historic Environment) 2010 is also relevant to the proposal as it is located in a conservation area.

RESULTS OF CONSULTATION AND PUBLICITY

Occupiers of neighbouring properties were advised of the proposed development by way of letter.

An objection was received from the occupiers of **9 Carmel Road South** and the points raised are as follows:

- *We object to the sheer size of this proposed extension, if we were all to gain permission for this type of extension we would then be a street of terraced houses as opposed to semi-detached.*
- *The plans detail a single storey extension on the side elevation when they clearly identify upper floor living space.*
- *The garage is being replaced with living accommodation which will inevitably add to further parking problems on this very busy road.*
- *We appreciate some people need to operate businesses from home as we do, but as the occupants already operate 2 commercial vehicles from this address I feel it would compound the problem.*

An objection was received from the occupiers of **19 Carmel Road South** and the points raised are as follows:

- *This application appears to be very intrusive for neighbouring properties.*

- *A single story side extension with attic bedrooms appears to be a two story extension not a single.*
- *The first floor extension would not be in keeping with the general architecture of surrounding properties and again would intrude massively on neighbours.*
- *The application seems excessive in what is originally a three bedroom property and one would seriously question why the owners would want to extend the property this much as it seems to change the character of the house from a semi detached to a 5 or 6 bedroom monstrosity.*
- *I believe it is not in keeping with the surrounding properties and extremely intrusive.*
- *The parking situation on an already dangerous, busy road is also a major issue if the house occupancy is to be increased.*

An objection was received from the occupiers of **15 Carmel Road South** and the points raised are as follows:

- *Over development of the plot, the size of the extensions compared to the size of the plot will dominate and overwhelm the properties at either side. The properties on this stretch of Carmel Road South are on the bend of the road and are therefore offset themselves, their drives taper down to the garages to allow for the curve. Any extensions to the side of the properties will look out of place compared to the next house down the road and will sit at a strange angle. A proposed extension at No. 11 was rejected for this reason only a couple of years ago.*
- *The proposed extension to the rear will interfere with our right to light. These houses are already dark due to their east facing and any light in them is precious. We installed a conservatory to the rear of our property with a glass roof to maximise the light in the conservatory and to not compromise the light into the conservatory and the dining room.*
- *Due to No. 13's existing dining room extension we had to build a wall on the party side so we were not staring at 6ft of brick wall and for privacy from their patio doors. With the proposed extension we would now be looking at 6-7 foot of brickwall 6 inches from our conservatory windows. Along with the raised roofline above the conservatory this would have a major impact on light in our conservatory and dining room. The proposed first floor extension would also impact on our light as well as having another window looking into our garden.*
- *The boundary at the back of the property is a fence which we would like to be kept intact. When we were erecting our conservatory the builders found that the foundations from No. 13's dining room extension came over the party line, so we had to move our conservatory over and build off the party line. We would expect if this extension was granted that they would also build off the party line. We would not grant permission for the fence to be taken down or any access made available from our property.*
- *The size of the rear extension seems to have implications for the joint garage of No. 13 & 11 and does not appear to be mentioned much in the plans. Is No. 11 to be left with half a garage and how structurally sound will that be.*
- *Parking and number of large vehicles at No. 13 is already a problem with the police making regular visits to enforce this. Removing the garage and drive will only add to this ongoing problem. Indeed if more people are moving into the property which we understand is the case this will add to the problem as well as having a major impact on noise and disturbance to us from within the property.*
- *We would hope a competent person is going to build the extension if it is approved as previous work to the property has left a lot to be desired and is of great concern as our house is attached.*

A letter was received from the occupier of **11 Carmel Road South** and the points made are as follows:

- *I do not object to the expansion of no. 13 Carmel Road South in principal provided that the proposed extended building and all the necessary foundations for the build are contained within the property boundary. I would not allow any of the proposed works or foundations for it (or overhanging drainage and guttering etc) to cross the party line onto my property and it does appear from the plans that in some areas the proposed wall in between our two houses is right on the boundary line (which would not allow for the necessary foundation to be contained with no.13's boundary).*
- *Mr Singh has assured me that when the garage at no.13 is taken down works will be carried out to secure the structure of my garage. He has also assured me the new wall in between our two properties will be finished and rendered to a good standard. Furthermore, respect will be given to my privacy and during the works care will be taken to ensure that my property is secure.*
- *My only real criticism of the expansion is in relation to the proposed side window (as opposed to a garage door). In my view this would be out of character with other houses in the area and will look out of place.*

The **Highways Officer** raised no objections to the proposal.

PLANNING ISSUES

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.

Planning Policy Statement 5 (Planning for the Historic Environment) states that in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset.

The design of the proposed side extension would appear as a subordinate feature and would not detract from the character of the host property which is of a large detached house.

The design of the proposed single storey rear extension and the first floor rear extension would be in keeping with the character of the host property and would not be harmful to visual amenity.

The neighboring property to the north does not have any habitable room windows in its side elevation. The proposed side extension would not therefore result in any significant detrimental impacts, in terms of light and outlook, to this neighboring property. The separation distances from the property to the north are such that the proposed single storey and the proposed first floor rear extensions will not result in any significant detrimental impacts, in terms of light, outlook or overlooking, to the neighboring property to the north.

The adjoining semidetached house is located to the south and has an existing conservatory to the rear. The boundary treatment between the two properties consist of timber fencing. These factors reduce the potential impact of the proposed single storey rear extension on the adjoining

semidetached house. Although the proposed rear extension would be visible from the conservatory on the neighboring property, the proposal would not result in any significant detrimental impacts, in terms of light, outlook or overlooking to this property.

The proposed first floor rear extension would be set some 3.8m from the boundary with the adjoining semidetached house and this extension would only project some 1.7m from the rear building line. Given these circumstances, the proposal would not result in any significant detrimental impacts, in terms of light, outlook or overlooking to the neighboring property to the south.

There are no properties directly to the front of the application property and those to the rear are at a distance of some 50m.

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 proposal would be in keeping with the design of the host property and would not be harmful to its character or to the visual amenity of the area. Due to the size and siting of the proposed extensions, the proposal will not result in any significant detrimental impacts, in terms of light, outlook or overlooking, to neighbouring residential properties. The Highways Engineer has raised no objections to the proposal.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITION:

1. A3 Implementation Limit (3 years)
2. B4 Sample of Materials
3. B5 Detailed Drawings (Accordance with Plan)

Suggested summary of reasons for granting planning permission

The proposed development is considered acceptable and will not cause significant harm to the character and appearance of the area. The proposal has no significant impacts in terms of residential amenity. The proposal does not adversely impact on highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in light of the following Policies of the Borough of Darlington Local Plan 1997:

H12 – Alterations and Extensions to Existing Dwellings