

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 12 March 2014

Page

APPLICATION REF. NO:	14/00009/FUL
STATUTORY DECISION DATE:	4 March 2014
WARD/PARISH:	HUMMERSKNOTT
LOCATION:	18 Broadmeadows
DESCRIPTION:	Demolition of existing conservatory and erection of two storey side extension and single storey extensions to front and rear (amended and additional plans received 17 February 2014)
APPLICANT:	Mrs B Simpson

APPLICATION AND SITE DESCRIPTION

The existing property is a four bedroomed detached dwelling with a conservatory to the rear. The dwelling is located on a bend to a culs de sac on the southern side of Broadmeadows. The property has an open plan front garden with a driveway onto the highway positioned between six trees. The rear garden is enclosed by a screen fence, approximately 1.8m in height and hedging. The fence and hedging is set in from the highway edge as there is a servicing verge that runs alongside the highway.

The proposal involves the demolition of the existing conservatory and the erection of a two storey side extension, a single storey rear extension and a single storey front extension.

The two storey side extension would measure approximately 3.4m wide; 7.65m long with an overall height of 7m under a ridged roof. The single storey rear extension would measure 7m wide; 4.1m long with an overall height of 3.6m under a ridge roof. The single storey front extension is an infill addition that would be a continuation of a projecting entrance hall and garage and it would measure approximately 3.9m wide; 1.8m long with an overall height of 3.2m under a sloping roof. The materials for the extensions would be a mix of render, buff facing bricks and brown concrete roof tiles to match the existing dwelling.

PLANNING HISTORY

None

PLANNING POLICY BACKGROUND

Saved Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997 is relevant along with the Council's adopted Supplementary Planning Document 7 – Alterations and Extensions to Dwellings

RESULTS OF CONSULTATION AND PUBLICITY

Six letters of objection have been received (including two letters from one household) and the concerns can be summarised as follows:

- *We wish to object to this proposal. This will be unsightly and would be detrimental to the ambience of this cul de sac;*
- *This extension is going to be very unsightly and negatively affect the cul de sac. There has been no discussion with those nearby who would suffer the impact of this.*
- *Our house faces the proposed side elevation of No 18. If the gable end was brought forward to what would be the edge of the pavement, it would be closer to our house (No 9 Broadmeadows) and spoil our view. The boundary fence had already been moved from its original position to closer to the road. Would the side extension exceed the building line, in relation to No 17 Broadmeadows? No 18 is in a prominent location at the entrance to the cul de sac and is slightly elevated. This together with the proposed two storey side extension encroaching right up to the service corridor would make the finished result intrusive. Broadmeadows is a well designed attractive development with a pleasing open front aspect and that is one of the reasons we chose to live there. I have no objections to the front and back extensions but a two storey extension at the side is totally a different matter*
- *The proposed would be right opposite my property (No 8 Broadmeadows). It would be near to the road which is only two car widths with no pavement. Any extension would not be in keeping with the other properties in the street and would certainly devalue mine. If approval was given it would certainly cause major disruption whilst building was taking place, especially to me getting in and out of my property*
- *We are not against extension of the property in principle, however, we do have concerns regarding the submitted planning application on the following basis. The original architects design for the cul de sac will be compromised; the design creates a sense of space and feeling of openness but the proposal will significantly change this open aspect and devalue other properties due to the corner situation. A single storey extension would be more acceptable. Again due to the corner aspect, any works machinery will cause significant disruption, noise and pose a danger to cars entering and exiting the narrow cul de sac and pedestrians trying to walk to/from the cul de sac as there is no footpath. We have concerns that windows will directly overlook our property. We have concerns that increased occupancy of the property will cause increased parking problems. Existing parking is problematic as there is no scope for parking on the road and indeed existing residents cannot park or invite guests to park in the road at present*
- *The house was designed by an architect and to put an extension on the gable end would be detrimental the whole of look of the corner. Furthermore in doing so, as there is no footpath for pedestrians this would make the problem for large vehicles to negotiate this corner. We can foresee an even greater problem when they have to endure construction work and scaffolding*
- *I see no problems with the alterations to the front and rear but the two storey side extension would be a mistake and would unbalance the whole corner. This junction is a problem at any time and large vehicles struggle to negotiate this corner so to have scaffolding and construction going on would create havoc and endanger pedestrians*

Consultee Responses

The Council's Highways Engineer has raised no objections to the proposal

PLANNING ISSUES

Saved Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997 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 privacy in the rooms, gardens and other outdoor areas of nearby buildings. Proposals must not be overbearing when viewed from neighbouring properties and adequate car parking must be maintained or provided within the curtilage of the host dwelling. This policy is supported by the Council's adopted Supplementary Planning Document 7 – Alterations and Extensions to Dwellings

Impact upon the Surrounding Area.

The property is located on a prominent, slightly elevated corner. There is no footpath along the side of the existing dwelling and its gable end is approximately 5m from the highway edge. The proposal would result in the gable end of the proposed two storey side extension being positioned closer to the highway edge reducing the distance to approximately 2m and a section of the screen fencing and hedge would be removed to facilitate the proposal. The extension would not encroach on the servicing verge.

It is considered that the scale of the side extension and its position within the street scene is acceptable and it would not have an adverse impact upon the character and appearance of the surrounding area. The open aspect of the street would still be maintained due to the need to retain the service verge, there would be an acceptable distance between the gable of the extension and the highway edge and the retained section of the existing boundary fencing would reduce its visual impact.

In general design terms, the two storey side extension incorporates a set back from the extended front elevation and a drop in the roof line which would accord with design guidance contained within the Council's adopted Supplementary Planning Document 7 – Alterations and Extensions to Dwellings.

The front extension is well designed to match the existing dwelling and the rear extension, also well designed, would be screened by the boundary fencing.

A condition would be imposed to any grant of planning permission to secure an appropriate mix of materials.

It is considered that the overall proposal is acceptable in design terms and will not adversely affect the appearance of the surrounding area.

Residential Amenity

The number of window openings in the gable end of the two storey extension has been revised. The first floor windows (en suite) would be obscure glazed and there are now no ground floor openings. The new first floor window in the rear elevation of the two storey extension would

also be obscured. A planning condition would be imposed to ensure that obscure glazing is fitted in these openings.

The window and door openings in the single storey rear extension would not adversely affect the amenities of the neighbouring properties due to the boundary fencing that encloses the rear garden.

The proximity distances between gable end of the two storey extension, which contains no principle windows, and the front elevations of the dwellings on the opposite side of the highway would exceed the minimum requirement of 12.5m and this spatial relationship is acceptable and in accordance with adopted guidance.

It is considered that the proposal would not have an adverse impact upon the neighbouring dwellings.

Highway Matters

The application does not increase the number of bedrooms at the property and therefore the off street parking provision is in accordance with the Tees Valley Design Guide. The scheme did originally involve an enlargement to the internal driveway within the site but this is no longer part of this proposal.

Impact Upon Trees

There are six trees within the front garden of the application site which are not covered by a tree preservation order and they are not worthy of such protection. The proposal did involve the widening of the driveway within the site, which runs in between the trees but the application was not supported by a Tree Survey to show how these works would be carried out and what impact they may have on the trees. As a result, this part of proposal has now been omitted from the scheme and no trees would be affected by the proposal.

Other Matters

A number of the objectors have raised a concern that the proposal would devalue their own properties. This issue is not a material planning consideration and cannot be given any weight in the decision making process.

Other concerns relate to the impact of the construction phase of the development. Whilst Officers do impose planning conditions to secure the submission of a Construction Management Plan for developments of a certain type and scale, such a condition is not generally imposed in relation to householder proposals and Officers consider that such a condition would be inappropriate in this case.

It is worth noting that the extension would be constructed using trench fill foundations to ensure that the buildings do not encroach the servicing verge that runs along the highway edge.

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

It is considered that the proposed extensions by reason of their size, position and appearance are in keeping with the external appearance of the property and will not cause harm to the character and appearance of the host dwelling or the surrounding area. The extensions are designed such that they would not be expected to unduly harm light entering neighbouring dwellings and would maintain 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.

RECOMMENDATION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A3 – Implementation Limit (Three Years)
2. B4 – Details of Materials (Samples)
3. The first floor windows in the south and east elevations of the two storey extension hereby approved, shall be obscure glazed and shall not be repaired or replaced other than with obscured glazing. The level of obscurity shall be agreed in writing with the Local Planning Authority prior to the glazing being fitted.
REASON: To prevent the overlooking of the neighbouring dwellings.
4. No additional flank windows or other glazed openings shall be formed in the east elevation of the two storey extension hereby approved without the prior written consent of the Local Planning Authority
REASON: In the interests of residential amenity
5. B5 – Detailed Drawings (Accordance with Plan)
6. The screen fence hereby approved, or any future like for like replacement, shall be constructed prior to the extension being brought into use and shall thereafter be retained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
REASON: In the interests of residential amenity

THE FOLLOWING POLICIES AND DOCUMENTS WERE TAKEN INTO ACCOUNT WHEN ARRIVING AT THIS DECISION:

Borough of Darlington Local Plan 1997

H12 – Alterations and Extensions to Existing Dwellings

Other Documents

Supplementary Planning Document 7 – Alterations and Extensions to Dwellings