

DARLINGTON BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 27th July 2016

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APPLICATION REF. NO:	16/00577/FUL
STATUTORY DECISION DATE:	16th July 2016
WARD/PARISH:	HURWORTH
LOCATION:	18 Friars Pardon, Hurworth, Darlington
DESCRIPTION:	Side extension to dwelling and detached store.
APPLICANT:	Mrs A Allen

APPLICATION AND SITE DESCRIPTION

This is a small estate of detached bungalows on the western side of the village, mainly with open plan front gardens and spacious private garden areas. This site and others nearby back onto a public footpath track which is accessible by pedestrians and vehicles.

It is proposed to demolish an existing flat roofed extension and replace it with a pitched roof single storey extension running the length of the bungalow.

SITE HISTORY

Planning application Reference 16/00315/FUL – single storey side extension was refused earlier this year on amenity grounds – loss of light to neighbour’s window. The current proposal attempts to overcome those objections.

PLANNING POLICY BACKGROUND

The following policies of the development plan are relevant:

Borough of Darlington Local Plan 1997:

- H12 – Alterations and extensions to dwellings.

RESULTS OF CONSULTATION AND PUBLICITY

Letters were sent to occupiers of neighbouring properties advising of the proposal and a site notice was displayed.

Three letters were submitted objecting to the application. The following issues were raised:

- New shed will cause loss of light
- Loss of light to internal room close to the extension.
- Overshadowing of garden from new buildings
- Potential increase in traffic on rear track.

Highways Engineer – No objections providing existing access is maintained.

PLANNING ISSUES

The main planning issue relating to this proposal (given that the design is considered to be an improvement on the existing situation) is the impact on the amenities of neighbouring residents.

Site inspection shows that the existing garage extension is very close to a bedroom window at 16 Friars Pardon (just under 2 metres). Indeed the neighbour has submitted a photograph showing the view from that window – essentially a brick wall.

It is proposed to demolish this building and replace it with a new extension some 665 mm further away but with a pitched roof sloping away from the window.

After considering the merits of the proposal and comparing the revised scheme (part of the extension set back a further half metre) with the existing situation, officers are of the opinion that the material changes in impact of the extension on the neighbouring property are not sufficient to warrant a refusal of planning permission. Indeed it may be argued that the impact may be reduced as the new extension will be further away from the affected window. The pitched roof slopes away from the window and will not result in excessive overshadowing over and above the current situation.

The limited height of the extension and proposed store will reduce any impacts on the neighbouring garden to acceptable levels.

The new storage shed will be unlikely to have a material impact on any neighbours further away than 16 Friars Pardon due to its small scale and separation distance.

The Local Planning Authority cannot control who uses the track to the rear or by what means.

In view of the above therefore it is considered that planning permission should be granted.

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.

RECOMMENDATION

That the development be permitted subject to the following conditions.

1. A3 – Time limit

2. B4A – Matching materials
3. B5 – In accordance with plans