

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 6 April 2011

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APPLICATION REF. NO:	11/00119/FUL
STATUTORY DECISION DATE:	21 April 2011
WARD/PARISH:	HEIGHINGTON AND CONISCLIFFE
LOCATION:	2 Hawthorn Drive, School Aycliffe
DESCRIPTION:	Erection of a two storey side extension.
APPLICANT:	Mr John Moodie

APPLICATION AND SITE DESCRIPTION

Planning permission is sought for the erection of a two storey side extension, to create an additional storage / utility room and extended kitchen to the ground floor and a dressing room and ensuite to the first floor.

The side extension is proposed as being 4m in width and 8.1m in length. This extension would have a maximum height of 7.8m to ridge and 4.9m to eaves, to match that of the existing dwelling.

The application property is a north east facing detached house located on a corner plot.

The application property has an existing integral double garage and hard standing to the front of the property for parking of 2 to 3 vehicles.

The boundary treatment consists of a mix of timber fencing and brick walls.

PLANNING HISTORY

02/00941/FUL – on 18th December 2002 planning permission was granted for the erection of a single storey extension to the side and a conservatory to the rear. Please note that the side extension was never built but the rear conservatory was.

PLANNING POLICY BACKGROUND

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

H12 – Alterations and Extensions to Existing Dwellings

RESULTS OF CONSULTATION AND PUBLICITY

Occupiers of neighbouring properties were advised of the proposal by way of notification letter. Three objections were received within the statutory consultation period from the occupants of from the occupier of 12, 14 and 15 Tamarind Close. The points raised are summarised below: -

If permitted the appearance of the property would not be in keeping with the design vernacular of the street scene. The property is already one of the largest properties on the estate, if the proposed extension were to be built the property would be of a size more suited to executive developments in areas such as Wynyard.

The proposed extension would be overly dominant.

I would be concerned that the extension would impact on sightlines on a tight bend in the road, leading to safety issues both for vehicles and pedestrians.

I feel, should this extension go ahead, it will result in this property being of a disproportionate size to the other properties in 'The Chestnuts' and will look out of place in a development which was very well planned in layout and size of the houses.

In my opinion the resultant extension will be too close to the pavement and, as there is also a bend in the road at this point, may prove a safety hazard.

In my opinion, the house that they (the applicants) currently occupy is the biggest on the estate, and is conducive with the original planning intent. Unfortunately, extending this property, I believe an imbalance and potential safety risk will be incurred. Its eventual size would be comparable to a small manor house within its own grounds, and therefore not fitting with the ambiance of the estate.

The increase in size of the building and therefore its potential increase in occupancy level, is not supported within the parking arrangements of the current plot. As this is a corner plot, the potential for vehicles occupying the pavement (whether visitors or residents) on the bend will create a hazard. The extension to the building will also reduce the view of traffic on this bend. Speed ramps have already been installed to prevent accidents, but the hazards of fast moving vehicles is still a daily issue. The problem is already evident on this estate, whereas other residents have erected fences and other permissible structures, creating visible restrictions and minor incidents particularly during harsh weather conditions.

Finally, the site planner designed my house such that I have views from the rear of the property of the trees in the corner landscaped area opposite the applicants plot, this will remove the view completely. If a house was built on that same landscape area, restricting the existing views of the applicant's property, I feel they too would raise a similar understandable objection. I prefer for the view to be maintained as originally intended, and not denied for the simple convenience of others.

Heighington Parish Council were consulted on the proposal no response was forthcoming at the time of writing this report. Any comments will be reported verbally to the planning committee.

The Highways Officer commented that the proposed development will retain sufficient in-curtilage parking to cater for the size of dwelling proposed. Also, the proposal would have no impact on forward visibility as the design of the estate is such that all visibility lines are within the public highway. Therefore no highway objection is raised to the proposal.

PLANNING ISSUES

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

- Planning Policy
- Visual Amenity
- Residential Amenity
- Highway Safety

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 existing dwelling is a sizable detached property and incorporates a forward projecting gable feature to the front. The proposed side extension would be to the side of this gable but will maintain the 2.2m setback from this projecting gable. Ridge and eaves height are to be maintained at the same height as the existing dwelling and the existing water tabling feature recreated on the proposed gable end. It is acknowledged that this will create a dwelling that is wider than the other dwellings within the vicinity but an assessment of what visual harm this increased width will cause needs to be undertaken. Ordinarily local planning guidance advises that a step down in ridge height of side extension would be sought. In this instance the presence of the existing forward projecting gable provides a pronounced visual break within the frontage and in conjunction with the 2.2m setback from this gable it is not considered that the extension will overly dominate the frontage of this property.

Looking to the wider potential impacts upon the streetscene of Hawthorn Drive and its surrounding area it is noted that to the side of the properties there is no defined building line with properties gradually protruding further out as the road curves past 15 Tamarind Close, 1 Tamarind Close and finally 48 Hawthorn Drive. It is not considered that the 4m projection of the side extension would significantly impact upon this aspect.

To the north of the application site is an open area of greenspace with some mature trees which have been retained on the site for amenity reasons. Objection has been raised that views from the rear of properties on Tamarind Close would be adversely effected by the construction of a two storey side extension. Whilst it is acknowledged that this view would be restricted it should be noted that it is a somewhat distant view over neighbouring rear gardens and the public highway. The open area is approximately 50m from the rear of these properties with trees at least another 10m further into the open area. Views of this open space are already largely obscured by properties on Hawthorn Drive. Beyond the green area are distant views of more housing on Cypress Grove. There is no provision within the planning system to protect an existing view however further consideration must be given to potential impacts of the proposal on residential amenity.

Residential Amenity

The properties on Tamarind Close are currently 21m from the rear of the properties on Hawthorn Drive the proposed extension maintains this 21m separation. Any additional shading the extension would create would be cast toward the public footpath and road and would not adversely effect the rear gardens of the properties on Tamarind Close.

The proposed extension features a larger rear glazing section to the extended kitchen on the ground floor and a single window to a dressing room on the first floor. Neither are considered to create a significantly different relationship to that already in existence between the properties. To the front of the property there is no dwelling directly opposite. The first floor window would be obscure glazed as it is to an ensuite.

It is therefore concluded that the proposed works would not result in any significant detrimental impacts to the residential amenity of neighbouring properties.

Highway Safety

Objection has been raised that the proposed side extension would create a risk to highway safety. The councils Highway Engineer (Development Control) has confirmed that the extension would not interfere with visibility splays on this corner as the visibility provision is included within the highway and footpath. Although visibility would be reduce it would not be considered to an unacceptable level.

The dwelling maintains a double integral garage with in curtilage parking for and additional two or three vehicles. The Council's Highway Engineer considers this sufficient for a dwelling of this size. The Council is not able to control or enforce either residents or visitors parking on the access roads. Should a dangerous or obstructive vehicle be parked on this corner the police would be responsible should action be needed, however unless the road were blocked or footpath obstructed it would be unlikely an offence had occurred.

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 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. 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

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- A3 – Statutory Time limit (3 years)
- B5 – Implementation in accordance with approved plans.
- B4 – Details of materials (Samples)
- D1 – Obscure Glazing (North Western Elevation – Attic window)

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. 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.