

DARLINGTON BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 4th May 2014

APPLICATION REF. NO:	16/00113/FUL
STATUTORY DECISION DATE:	28/03/16
WARD/PARISH:	Haughton West
LOCATION:	26 Muirkirk Grove Darlington
DESCRIPTION:	First Floor extension to detached dwelling.
APPLICANT:	L Johnson

APPLICATION AND SITE DESCRIPTION

The site is located within a modern housing estate of detached houses on the northern edge of Darlington. More specifically the house is located at the head of a short cul de sac forming a matching pair with another dwelling on an adjacent plot.

The plot backs onto Green Lane which runs through to the golf course and includes a reasonably generous garden area.

PLANNING HISTORY

No planning history associated with this site.

PLANNING POLICY BACKGROUND

Darlington Borough Council Local Plan **Policy H12** relates to the alteration and extension of existing dwellings and it is this policy which has the most relevance in considering this application.

National Planning Policy Framework – Paragraph 131

RESULTS OF CONSULTATION AND PUBLICITY

Local residents were consulted and responses were received from three addresses raising the following issues:

- Extension too large and out of scale with the surroundings
- If permitted will set a precedent for similar proposals nearby

- Loss of privacy from overlooking into neighbouring living/bed rooms
- Loss of natural light
- Damage to trees
- Increased parking problems

Highways Engineer – No objections.

No other consultations received.

PLANNING ISSUES

The main issues identified as being important in the consideration of this application are Impact on the amenities of residents and the visual impact of the development on the character of the locality.

Impact on neighbours – There are no new extension windows proposed for the northern elevation towards the closest neighbour – indeed the existing window on this elevation will be subsumed by the proposed extension thus reducing the potential for privacy loss.

Most of the new windows are on the east elevation facing down the road, so there will be little loss of privacy resulting from this element of the proposals. There may be some oblique views across to other properties but these are 20 metres or more distant and are not considered to be a material consideration that would justify the refusal of planning permission.

The separation distance between the proposed extension and the nearest neighbour's living rooms is some 15 metres; this distance is not considered close enough to cause a material impact from loss of natural light or an overbearing impact.

Visual Impact – The application dwelling currently forms a matching pair with its neighbour at the head of the cul de sac and the proposed extension will clearly “unbalance” this appearance. Whether this change is sufficient to warrant a refusal of planning permission needs to be considered in the light of material planning matters. The resultant building will be bigger but of a design which matches the host building and others nearby.

The plot is fairly large and it is considered that bearing in mind that the footprint of the house will not be increased then the scale of the development will not materially harm the character of the house or the locality in general.

Similarly any damage to trees will be limited to legitimate trimming back of overhang branches from neighbouring trees and the likely increase in traffic is not considered to be sufficient to warrant refusing planning permission.

Overall therefore it is considered that whilst the extension is fairly large, when seen in the context of the existing building, having taken into account that the footprint of the dwelling remains the same, it is considered that in this instance there are no material planning reasons to refuse planning permission.

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 is permitted with the following conditions:

1. A3 – implementation period
2. B4A – matching materials
3. B5 – in accordance with the submitted plans.