

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 30 June 2010**

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<b>APPLICATION REF. NO:</b>	<b>10/00315/FUL</b>
<b>STATUTORY DECISION DATE:</b>	<b>6 July 2010</b>
<b>WARD/PARISH:</b>	<b>EASTBOURNE</b>
<b>LOCATION:</b>	<b>287 Neasham Road, Darlington DL1 4DJ</b>
<b>DESCRIPTION:</b>	<b>Erection of two storey rear kitchen/diner and bedroom extension</b>
<b>APPLICANT:</b>	<b>Mrs Eileen Lee</b>

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**APPLICATION AND SITE DESCRIPTION**

Planning permission is sought for the erection of a two storey rear extension. The extension is proposed as being 3.3m in length (projection from the main rear building line) and 5.8m in width. The extension is proposed as being 5.5m in height to eaves level and a further 2.2m to the ridge. The extension would be set off from the side boundary with the adjoining semidetached house by 0.8m.

The application property is a south west facing semidetached house. The adjoining semidetached house is located to the south. The adjoining semidetached house has bay windows to the rear. The neighbouring (non-adjoining) house has a garage and a conservatory is its nearest features to the application property. The boundary treatment with the adjoining semidetached house consists of timber fencing although this is relatively low and open boarded.

**PLANNING HISTORY**

99/00367/FUL, on 6 July 1999 planning permission was refused for the erection of a garage to the rear garden.

**PLANNING POLICY BACKGROUND**

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

H12 – Alterations and Extensions to Existing Dwellings

The Council's Supplementary Planning Guidance Note 7 (alterations and Extension to Dwellings) is also relevant to the application.

**RESULTS OF CONSULTATION AND PUBLICITY**

The occupiers of neighbouring properties were consulted by letter.

An objection was received from the occupier of 289 Neasham Road which is the adjoining semidetached house. The points raised are summarised below:

- *On inspection of the plans I feel that this will considerably effect the light at the rear of my house, and for this reason I object to this application.*

The Highways Officer raised no objections to the proposal.

## **PLANNING ISSUES**

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

- Planning Policy
- Visual Amenity
- Residential Amenity

### **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 proposed two storey rear extension would not harm the character and appearance of the application property. The design includes a hipped roof over that would tie-in with the existing roof over the application property. The proposal would not result in any significant detrimental impact in relation to visual amenity.

### **Residential Amenity**

The extension would project some 3.3m from the rear building line. The extension would also be sited off the boundary with the adjoining property by some 0.8m. The proposal accords with the 45° principle as set out in the Council's Supplementary Planning Guidance Note 7. The extension would also be to the north of the adjoining semidetached property which further reduce the potential impact.

The proposed two storey rear extension would be set some 6m from the side elevation of the neighbouring property to the west. To the rear the site is bounded by an area of open space.

The proposal would not result in any significant detrimental impacts, in terms of light and outlook, to neighbouring properties.

### **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**

Due to its design the proposed two storey rear extension would be in keeping with the host property and would not be harmful to visual amenity. Due to its size and siting, the proposal would not result in any significant detrimental impacts to residential amenity in terms of light and outlook.

### **RECOMMENDATION**

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

### **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 and maintains 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.