

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 9 May 2012

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APPLICATION REF. NO:	12/00092/FUL
STATUTORY DECISION DATE:	30 March 2012
WARD/PARISH:	HURWORTH
LOCATION:	32 Friars Pardon, Hurworth
DESCRIPTION:	Erection of a two storey side extension
APPLICANT:	Mr A Smith

APPLICATION AND SITE DESCRIPTION

The application property is situated near the end of a cul-de-sac situated on the western fringe of the village of Hurworth and comprises a dormer bungalow with detached double garage to the side.

The application proposes the demolition of the existing detached garage on the eastern side of the dwelling and its replacement with a two storey side extension (the first storey being effectively provided within the roof space). The proposed extension would provide an integral garage, utility room and dining room on the ground floor with a bedroom and en-suite facility, separate bathroom and study above. The extension would measure approximately 11.74 m in depth and 5.6m m in width, with a maximum height of some 6.m at ridge level. The extension would project approximately 3.8m beyond the front elevation of the existing dwelling and would be set back some 3.2 m from the rear elevation.

As originally submitted the scheme incorporated a gabled end (with bedroom window) facing the side elevation of the objectors' dwelling to the east (no. 34 Friars Pardon). During the consideration of the application the scheme has been amended to a hipped roof element and the facing bedroom omitted and substituted with a rooflight in the east facing roof plane.

PLANNING HISTORY

None

PLANNING POLICY BACKGROUND

The following policies within the Borough of Darlington Local Plan are relevant :-

H12 – Alterations and Extensions to Existing Dwellings.

The Council's supplementary planning guidance Note 7 on alterations and extensions to dwellings is also applicable.

RESULTS OF CONSULTATION AND PUBLICITY

Two letters of objection have been received from adjoining residents to the scheme as originally submitted objecting to the development on the following grounds: -

- Loss of light to habitable rooms.
- Loss of light to and overshadowing of garden areas.
- Overbearing impact
- It would impact on the future value of our property.

Two further letters have been received from the same residents to the amended scheme, reiterating the concerns raised previously. An additional letter has since been received from one of the objectors withdrawing any objection to the application.

Hurworth Parish Council has objected to the proposed development on the following grounds:

- The incorporation of additional first floor accommodation will result in an increased scale and mass of the overall development with subsequent impact on surrounding properties, particularly loss of light to properties to the north.

The Council's Highways Engineer has no highway objections to the scheme but has stated that works will be required within the public highway to extend the existing vehicular crossing and has requested a condition to any approval to secure this.

PLANNING ISSUES

The main issues to be considered are: -

- Residential Amenity
- Visual Amenity, and
- Highway Implications

Residential Amenity

A separation distance of some 20m is provided between the back of the proposed extension and the nearest dwelling to the rear. In view of this physical relationship there is unlikely to be any material impact on the amenities of neighbouring residents backing onto the site. The closest dwelling to the proposed extension is no. 34 Friars Pardon (to the east), the objectors' property. The extension would be sited some 6m from the nearest part of the objectors' property (a blank gable wall) and approximately 8m from the remainder of the facing side elevation of the neighbouring dwelling, which incorporates a high level window to a bedroom and glazed door and glazed side panel to the main entrance. Whilst there is likely to be some loss of light to these rooms this is not considered to be so significant as to justify a refusal of planning permission on these grounds. The high level bedroom window is one of two which provides light to this room, the other main larger window, being located at the rear of the dwelling, and the glazed door and side panel do not provide light to a habitable room. The objector has also stated that there would be a loss of light to a north facing living room window in the rear part of the gabled section

closest to the proposed extension. However, the main source of light to this room comes from the much larger window at the front of the dwelling which is south facing. Nevertheless the incorporation of the hipped roof to the proposed extension facing the objector's dwelling should minimise the reduction in any loss of light to these glazed openings or the neighbours' garden area. Similarly, this amendment should ensure that there is unlikely to be any overbearing impact.

Visual Amenity

The proposed development is considered acceptable in terms of its scale, design and general appearance in the context of the host dwelling and would not harm the visual amenities of the street scene.

Highway Implications

The proposal raises no issues with regard to highway safety.

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 development 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 development would have no significant impact in terms of loss of daylight or sunlight to adjoining dwellings and maintain adequate levels of privacy. No issues are raised in relation to crime prevention.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS: -

- [1] A3-Implementation Limit
- [2] B4A-Materials
- [3] B5-Detailed Application
- [4] Notwithstanding anything contained within the application the existing vehicular crossover from the adjoining public highway shall be extended along the width of the on site parking area, details of which shall be submitted to, and approved by, the Local Planning Authority. The scheme shall not be carried out otherwise than in accordance with the approved details.

REASON- In the interests of highway safety.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

It is considered that the proposed development 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 development would have no significant impact in terms of loss of daylight or sunlight to adjoining dwellings and maintain adequate levels of privacy. 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

INFORMATIVE TO BE INCLUDED SHOULD PLANNING PERMISSION BE GRANTED

- *The applicant is advised that works will be required within the public highway to extend the existing vehicular crossing, and contact must be made with the Assistant Director: Highways, Design and Projects (contact Mr. A. Ward 01325 388743) to arrange for the works to be carried out to obtain agreement under the Highways Act 11980 to execute the works.*