

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 15 January 2013**

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**APPLICATION REF. NO:** 13/00867/FUL

**STATUTORY DECISION DATE:** 17 January 2014

**WARD/PARISH:** SADBERGE AND WHESSOE

**LOCATION:** Griffon Cottage  
13 High Street  
BISHOPTON  
STOCKTON-ON-TEES

**DESCRIPTION:** Erection of two storey rear extension

**APPLICANT:** John Dalzell & Kevin Hall

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**APPLICATION AND SITE DESCRIPTION**

Planning permission is sought for the erection of a two storey rear extension.

The extension would be 5.3m in width and 6m in depth. The extension would be 4.5m in height to eaves level and a further 1.7m to the ridge.

The application property is a west facing mid terrace house. The property has a lengthy rear garden.

The site is within Bishopton Conservation Area.

**PLANNING HISTORY**

There is no relevant planning history.

**PLANNING POLICY BACKGROUND**

The following policies of the development plan are relevant:

Borough of Darlington Local Plan 1997:

- H12 – Alterations and Extensions to Existing Dwellings

Darlington Core Strategy Development Plan Document 2011:

- CS14 – Promoting Local Character and Distinctiveness

The National Planning Policy Framework 2012 is also relevant. The above policies are considered to be compliant with the National Planning Policy Framework.

## **RESULTS OF CONSULTATION AND PUBLICITY**

Occupiers of neighbouring properties have been consulted. An objection has been received from the occupiers of **11 High Street**, Bishopton. This objection raises concerns regarding the impact of the proposal on light and that it will create a tunnel effect.

A letter supporting the application was submitted with the application from the occupiers of **15 High Street**, Bishopton.

The **Conservation Officer** advised that the proposed design, including the glazing detail on the rear elevation, would fail to improve the appearance of the Conservation Area.

**Bishopton Parish Council** commented that the application should be approved.

## **PLANNING ISSUES**

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, outlook and privacy to neighbouring properties is maintained.

Policy CS14 (Promoting Local Character and Distinctiveness) of the Core Strategy Development Plan Document 2011 states that the distinctive character of the Borough's built, historic, natural and environmental townscapes, landscapes and strong sense of place will be protected.

Due to its siting to the rear, the extension would not be a prominent feature in the area. However due to its size and design, including a glazing detail on the rear elevation, the proposal would not make a positive contribution to the character and distinctiveness of Bishopton Conservation Area.

The Council's Planning Guidance Note 7 (Alterations and Extensions to Dwellings) sets out that two storey rear extensions should generally accord with the 45° code in relation to the habitable room windows of the neighbouring residential properties. The adjoining property to the south (No. 15) has a kitchen window and bedroom window located close to the site of the proposed extension. Whilst planning permission has previously been approved for a rear extension on No. 15, this has not been implemented and it does not appear that an extension will be built as the rear windows have been replaced with new ones. The size of the proposed extension and the proximity to the habitable room windows on No. 15 are such that the proposal would be harmful to light and outlook from this property.

Planning permission has been approved for an extension to No. 11 High Street to the North. Given the size of the proposed extension and its relationship with the property to the north (there would be some 6m from the side elevation of an off-shot on No. 11 to the proposed two storey rear extension), the proposal would be an overbearing feature harmful to light and outlook.

**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**

The proposal would result in the creation of an overbearing feature that would be harmful to the light and outlook of neighbouring properties. The design of the proposal would not make a positive contribution to the character and distinctiveness of Bishopton Conservation Area.

**RECOMMENDATION**

It is recommended that planning permission be REFUSED.

**SUGGESTED SUMMARY OF REASONS FOR REFUSAL**

The proposed two storey rear extension would, by virtue of its size, siting and design, result in the creation of a large and overbearing feature that would be harmful to the light and outlook of the two immediately adjoining residential properties and would not make a positive contribution to the character and distinctiveness of Bishopton Conservation Area. As such the proposal fails to accord with Policy CS14 (Promoting Local Character and Distinctiveness) of the Darlington Core Strategy Development Plan Document 2011 and saved Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997. The proposal also fails to accord with the Council's Planning Guidance Note 7 (Alterations and Extensions to Dwellings).