

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 30 May 2012

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APPLICATION REF. NO:	12/00217/FUL
STATUTORY DECISION DATE:	22 May 2012
WARD/PARISH:	SADBERGE
LOCATION:	Orlands, Norton Road, Sadberge
DESCRIPTION:	Loft conversion incorporating erection of 1 no roof dormer window to rear and forward extension to existing garage.
APPLICANT:	Mr & Mrs Zelwak - Maughan

APPLICATION AND SITE DESCRIPTION

The application site comprises a single storey dwelling on the south side of Norton Road near the junction with Stockton Road.

The application proposes the following elements: -

- A forward extension of the existing flat roofed garage attached to the north eastern side of the bungalow. It would have approximate dimensions of 3m in depth, 3.2m in width and 3m in height, and would be set back some 0.4m from the front wall of the dwelling.
- Alterations to the roof to provide a dormer extension to accommodate two additional bedrooms. The extension would be set in approximately 0.45m from either side of the roof plane and would project upwards from the wall plate at the rear of the dwelling to the ridge height of the bungalow.

PLANNING HISTORY

None of any relevance.

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

One letter has been received from an adjoining occupier objecting to the proposed dormer extension on the grounds of overlooking and loss of privacy of his property and garden area.

Sadberge Parish Council has recommended that the application be approved.

The Council's Highways Engineer has no objections to the proposed development.

PLANNING ISSUES

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

Visual Amenity
Residential Amenity: and
Highway Implications

Visual Amenity

The proposed garage extension is in keeping with the existing garage and therefore is unlikely to have any detrimental impact on the visual amenities of the locality. However, it is considered that the proposed roof extension by reason of its design would detract from the character and appearance of the existing dwelling and that of the locality.

Residential Amenity

The proposed development is unlikely to result in any adverse effects on the amenities of occupiers either side. The main impact will be on the dwelling to the rear. The rear of the application dwelling is situated between 5m and 8m from the boundary hedge which separates this property from the rear garden of the neighbouring property to the south, known as 'The Dorma' (The objectors dwelling). Given this physical relationship there would be a significant issue of overlooking of the objector's garden from the facing bedroom windows within the proposed roof extension. This would materially harm the amenities of the adjoining occupiers by way of loss of privacy when using the garden area.

Highway Implications

The proposed development is considered acceptable and does not raise any highway issues.

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 design of the proposed roof extension is considered to be out of keeping with the character and appearance of the existing dwelling and that of the locality. Furthermore the close proximity of the proposed roof extension to the garden area of neighbouring dwelling to the south would result in direct overlooking and resultant loss of privacy to the detriment of the amenities currently enjoyed by the occupiers of that dwelling.

RECOMMENDATION

THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS: -

- 1) The proposed roof extension would be out of keeping with the character and appearance of the existing dwelling and locality by reason of its design and would thereby conflict with Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan.
- 2) The proposed extension would be detrimental to the privacy of the adjoining property to the south by reason of its siting and overlooking of its garden area and would thereby be contrary to Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan.