

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 5 June 2013

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APPLICATION REF. NO:	13/00279/FUL
STATUTORY DECISION DATE:	06/06/13
WARD/PARISH:	Heighington and Coniscliffe
LOCATION:	2, Denton, Darlington.
DESCRIPTION:	Extensions to dwelling.
APPLICANT:	Mrs S Ansbro

APPLICATION AND SITE DESCRIPTION

The application property is one of a pair of semi detached cottages served off an unclassified lane in the centre of Denton Conservation Area. The pair are located gable end on to the road running through Denton and are particularly prominent when viewed from the approach from the south.

This application proposes to extend the property on the ground floor to increase the size of the existing kitchen. On the first floor the bedroom is to be extended above the new kitchen extension to accommodate an upstairs bathroom and dressing area with Juliet Balcony. A dormer is also proposed on the rear elevation to utilise the roof space and the application also includes a timber porch/canopy structure to the front entrance door.

The original proposals included a detached garage to the front of the property but this is now omitted.

A replacement house is being constructed immediately to the west of the site.

PLANNING HISTORY

There is no recent planning history relating to this site.

PLANNING POLICY BACKGROUND

Local Plan Policy H12 is considered to be most relevant to this application. The application proposals would be supported providing there is no adverse effect upon residential amenity and the character of the locality.

RESULTS OF CONSULTATION AND PUBLICITY

A site notice was posted, an advertisement place in local newspapers and local residents were consulted.

Objections and comments have been received from two neighbours raising the following issues (excluding proposed garage now omitted from scheme) :

- Canopy at the front may encroach onto vehicle track at the front (see note below)
- Loss of privacy from en suite roof light (see note below)
- Dormer window will overlook garden
- No objections to rear extension from adjoining neighbour.

Parish Meeting – Objects on the following grounds:

- Canopy at the front may encroach onto vehicle track at the front (see note below)
- Deeper windows should be inserted to the rear
- Two kitchen doors not necessary (see note below)
- Juliet Balcony design out of keeping with the Conservation Area.

Highway Engineer – No objections .

Conservation Officer – Some concerns relating to the size of the extension and window design, but precedent of similar extension next door reduces the likely impact of the proposal.

PLANNING ISSUES

The main planning issues relating to this application are the impact of the proposals on the character of the Conservation Area, and the impact on the amenities of neighbours.

Impact on the locality – The proposed front canopy is limited in scale and of an open timber canopy design. It is not considered that this aspect of the proposal will harm the character of the Conservation Area or appear as an imposing feature on the front elevation of the cottage.

The rear extensions are of a reasonably substantial scale and will alter the appearance of the rear roofline which currently has no first floor. The proposed changes need to be seen in the context of the existing (fairly new) two storey dormer extension next door with its neo-Georgian window design and the substantial new dwelling built on the site boundary to the west. In addition, long distance views of the rear of the application site are restricted by the alignment of the road from the north and roadside vegetation.

It is considered that whilst the changes will be substantial, they will not dominate the character of the building to an unacceptable degree and will appear in context with a similar extension on the adjoining property. The impact of the extension – and the Juliet Balcony – will be limited to nearby views from the northern approach to Denton and will not tend to dominate the character of the Conservation Area as a whole. There will be changes, but not ones substantive enough to harm the character of the locality.

Impact on residential amenity – The main impact that has been raised as an issue is the potential for overlooking of neighbouring gardens from the new extension

Due to an irregular boundary line there would be a direct view from the rear of the proposed bedroom extension over part of the rear garden area of the new house to the west. However, the new house is substantially set back from the application dwelling, and this serves to limit the extent of overlooking of adjacent garden land. In addition, where some overlooking is likely from the adjacent dormer extension then its impact is reduced by distance – in this case over 12 metres to the main part of the neighbour's garden.

The above factors taken with the quite narrow angle of view from the dormer window towards the garden are considered to be such as to mitigate the amenity impacts to such an extent that planning permission should be granted.

With regard to the concern raised about the roof light this would be located over 3 metres above floor level therefore overlooking from this window would not be possible.

Other matters

With regard to concerns raised about the canopy projecting over the highway track, submitted plans show it extending no further than the small dwarf wall located on the frontage; cars already park beyond this line.

For clarification the kitchen extension would only incorporate one door.

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 planning permission be granted with the following conditions:

1. A3 – Implementation
2. B4a – Matching materials
3. B5 – In accordance with plans
4. This permission shall not include the proposal for a detached garage which is no longer part of the scheme. Reason – For the avoidance of doubt.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken having regard to the policies and proposals in the Borough of Darlington Local Plan set out above, and to all relevant material considerations, including Supplementary Planning Guidance