

**DARLINGTON BOROUGH COUNCIL**  
**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 5 June 2013**

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<b>APPLICATION REF. NO:</b>	<b>13/00182/FUL</b>
<b>STATUTORY DECISION DATE:</b>	<b>9 May 2013</b>
<b>WARD/PARISH:</b>	<b>HURWORTH</b>
<b>LOCATION:</b>	<b>6 Sycamore Close Hurworth DARLINGTON DL2 2EY</b>
<b>DESCRIPTION:</b>	<b>Erection of two storey side extension</b>
<b>APPLICANT:</b>	<b>Mr Chris Leverton</b>

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**APPLICATION AND SITE DESCRIPTION**

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

The extension would be 3m in width and 7.4m in depth. The extension would be 5.2m in height to eaves level with a further 2.3m to the ridge.

The application property is a south facing detached house located at the head of a cul-de-sac. The rear elevation of the nearest property to the south is inline with the location of the proposed extension.

**PLANNING HISTORY**

There is no relevant planning history.

**PLANNING POLICY BACKGROUND**

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

H12 – Alterations and Extensions to Existing Dwellings

**RESULTS OF CONSULTATION AND PUBLICITY**

Occupiers of neighbouring properties have been consulted by letter.

An objection has been received from the occupiers of **5 Sycamore Close**. The points raised are set out below:

- *The proximity of the proposed west end gable effectively gives a 25 ft long by 25 ft high brick wall along the boundary fence line of the garden which will result in major overshadowing and detrimental impact on my garden and the view from the rear of my house (I assume had I applied for a garden wall of these dimensions it would have been refused).*
- *Any window in this wall looks directly on my garden and rear patio at the rear of my house and also across the rear gardens of my neighbours.*
- *The proposed front elevation of the house will look directly into my kitchen and bedroom window resulting in loss of privacy and light in what are already dark rooms from the existing house.*
- *I will have a loss of privacy on my rear patio and a detrimental aspect from the rear of the house.*
- *There will be no access to the rear of No. 6 for the proposed new wheelie bins so these will likely be left full time at the front of the house.*
- *Maintenance would not be possible other than access from my property.*
- *It would be out of keeping with other properties on the estate due to a garage projecting from the front elevation in the centre of the property.*

An objection has been received from the occupiers of **3 Sycamore Close**. The points raised are set out below:

- *The window shown on the side of the first floor on the extension overlooks my property and I believe will compromise my privacy. It overlooks the conservatory, which I use regularly and part of my garden.*
- *The style of the house will be out of character with other properties in this small close and also on the estate.*
- *Extensive building work of this nature will be very disruptive in such a small close.*

An objection has been received from the occupiers of **4 Sycamore Close**. The points raised are set out below:

- *The window shown on the side of the first floor on the extension overlooks our property and we believe will compromise our privacy. It overlooks our conservatory, which we use regularly, and the full area of our garden. We also are concerned that this same window may provide a view of our bedroom and second bedroom, again compromising our privacy.*
- *The style of the house will be out of character with other properties in this small close and also on the estate.*
- *We also feel that the building work will cause disruption in such a small close and prevent us using the outdoors for drying washing and playing outdoors with our small grandchildren.*

**Hurworth Parish Council** made no comments.

The **Highways Officer** raised no objections.

## **PLANNING ISSUES**

Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997 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.

The design of the extension, including scale and detailing, would be in keeping with the character of the host property and would not be harmful to the visual amenity of the area.

There would be some 10m from the rear elevation of the neighbouring property to the south (5 Sycamore Close) and the proposed two storey side extension. The nearest part of the rear elevation of no. 5 is the single storey garage with the main two storey element of the dwelling substantially offset from the line of the proposed extension. It is considered that there would not be an adverse affect on outlook from main habitable room windows of no. 5. Whilst the extension is likely to give rise to some further morning overshadowing of the garden area of no. 5, given the setting of the extension to the north of this house, the proposal is not considered to have a significant impact regarding light to the extent that planning permission should be refused.

The design of extension features an en-suite window at first floor level and this would be obscure glazed. The ground floor 'playroom' window would face towards the existing boundary wall. This arrangement is such that the proposal would not have a significant impact regarding overlooking issues to the property to the south.

There are no properties to the rear. The proposed extension includes a bedroom window in the side elevation. This would afford views over neighbouring garden areas but due to the angle and distances, would not directly overlook neighbouring houses. A condition requiring this window to be obscure glazed would be appropriate to reduce the potential for overlooking issues.

Any nuisance and disruption caused by the building works would be temporary in nature and not a sufficient reason to refuse planning permission. Concerns with regard to bin storage and maintaining the property would also not be sufficient grounds to turn down the application.

### **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 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 and sunlight to or outlook from adjoining dwellings and maintains adequate levels of privacy. The proposal does not adversely affect car

parking provision on the site or impact on highway safety. No issues are raised in relation to crime prevention.

## **RECOMMENDATION**

It is recommended that planning permission be granted subject to conditions.

## **CONDITIONS**

1. A3 Implementation Limit (3 years)
2. B4 A Materials (to Match Existing)
3. B5 Detailed Drawings (Accordance with Plan)
4. The first floor windows on the front and side elevations shall be obscure glazed, (hinged to open inwards) and shall not be repaired or replaced other than with obscured glazing.

Reason – To prevent overlooking of the nearby properties.

## **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 and sunlight to or outlook from adjoining dwellings and maintains adequate levels of privacy. The proposal does not adversely affect car parking provision on the site or 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.