

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 4 June 2008

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APPLICATION REF. NO:	08/00287/FUL
STATUTORY DECISION DATE:	28 May 2008
WARD/PARISH:	SADBERGE AND WHESSOE
LOCATION:	10 Dale Road, SADBERGE, DARLINGTON, DL2 1ST
DESCRIPTION:	Reconstruction of existing bungalow to incorporate ground and first floor extension and conservatory to rear
APPLICANT:	MR CHRIS TUNSTALL

APPLICATION AND SITE DESCRIPTION

The application site is the end property of a row of bungalows each with detached living accommodation joined by a single garage between. The site is bounded to the north and south by highway, bungalows to the same design of that at the application site to the west and two storey detached houses to the east. Bungalows of a similar style are also located on Abbey Road to the south.

The property has a sizable rear garden area that is largely lawn with a small patio area. The property has remained largely unaltered since its construction with no evidence of significant extension. The proposed works to the property would involve significant modification to the current structure. The footprint of the building and the existing garage will remain largely unaltered but the overall aesthetics of the property would be extensively altered. The existing mono-pitch roof would be removed and raised by around 3.7m from 3.7m to the ridge to 7.4m to the proposed ridge. Two dormer windows are proposed at the front of the property. A rear conservatory is also proposed that would measure some 2.7m in depth on the party boundary with a larger hipped roof section located towards the north eastern corner of the property. The conservatory would run the width of the rear of the house measuring approximately 9m in width by 2.5m in height to eaves and 3.4m to the ridge of the roof.

PLANNING HISTORY

None.

PLANNING POLICY BACKGROUND

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

E2 - Development Limits
H12 - Alterations and Extensions to Existing Dwellings

The following national policy guidance is relevant: -

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 3: Housing (2006)

RESULTS OF CONSULTATION AND PUBLICITY

Following submission of this formal application for planning permission, the Council undertook a neighbour consultation exercise. To date seven letters of objection have been received from the owners of neighbouring properties mainly from residents on Dale Road but letters have been received from residents of Abbey Road and Norton Road, the following is a summary of the points raised: -

- *The proposed works will result in the creation of a dwelling out of character with its surroundings.*
- *The proposal would spoil the concept of the original bungalow development with its unique 'Scandinavian Style'.*
- *Disruption to local residents during construction from noise, dust and additional traffic would be unacceptable and potentially dangerous.*
- *The deeds for the property carry a covenant that any alterations to the properties must have consent from the builder.*
- *Potential to create an additional access point to the property from Norton Road. This could result in a loss of screening to and from the properties to the rear.*
- *A similar application at 7 Dale Road was refused permission a number of years ago (1979 Planning ref 79/00093/MISC).*
- *Neighbouring properties would be devalued.*
- *The development of a 'house' in a development of bungalows would destroy the character of the area.*
- *The proposal will dominate the properties next door and deny them of daylight and result in a loss of visual amenity.*
- *That if approved a precedent would be set for significant extensions to remaining bungalows on the estate.*

Sadberge Parish Council objects to the proposal for the following reasons:

- *The proposed design is out of character with the surrounding dwellings. The 'reconstructed' house would be completely out of keeping with both the bungalows on the western part of Dale Road and the houses to the east.*
- *Allowing one of the Dale Road bungalows to be turned into a two-storey house might set a precedent that would make it difficult to refuse permission for the same to be done to other buildings on the same road. Because it is at the end of the row of bungalows, and is adjacent to the two-storey houses in the eastern part of Dale Road, turning 10 Dale Road into a two storey house would not be too disruptive to the character of the road provided that the design was in-keeping with the other houses on Dale Road. However, if one or two of the other bungalows in Dale Road were turned into two-storey houses then the road would*

become a mess from a design point of view and this would have a detrimental effect on the character of the area.

- *The Parish Council has been informed that there is a covenant on the property title of 10 Dale Road to the effect that it must remain a single storey building. The Parish Council understands that this covenant was placed on the property titles of the bungalows in Dale Road and Abbey Road by the original builder, who was proud of the design of the two roads and wished to ensure that the character of the neighbourhood was not spoilt by inappropriate development.*

The local highway authority has raised no objections to the proposal.

PLANNING ISSUES

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

- Visual amenity
- Residential Amenity

Visual amenity

Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan, require alterations and extensions to respect the intrinsic character of its setting and to relate well to the surrounding area, respecting its predominant character and density.

The application site is the end property of a row of bungalows on Dale Road, the adjacent property to the east and the remainder of the street is predominantly two storey detached houses. As the application site is on this divide between housing styles the chosen architectural style is not such an issue and visually would provide a transition between the single storey bungalows and the taller two storey houses. Building materials will be used to match those of the existing dwelling. Building lines on the frontage of Dale Road will be maintained and the building will project no further forward than the existing front elevation of the building. The front dormer windows proposed will be set back from the front elevation by 1.2m this would help to ensure the windows would not dominate the front elevation of the property or would be detrimental to the streetscene.

The proposal represents a substantial change to the aesthetic appearance of the dwelling so it is important to give special consideration to the likely impact upon the streetscene of Dale Road and its surroundings. The front elevation of the property will have the appearance of a more traditional pitched roof bungalow with a dormer window conversion to the loft space. The dormer windows will not dominate the frontage of the building and sufficient roof area is maintained to ensure this. Owing to the design of the existing bungalows, which have a very shallow roof angle the increase in ridge height will be significant. It will, however, be lower than the adjacent two storey properties by approximately 0.3m. To the rear the proposed dwelling would have the appearance of a two storey dwelling with a conservatory to the rear. To the rear of the property is a substantial garden with extensive screen planting on the boundary with Norton Road.

In response to the objections raised an assessment has been made of the suitability of the design specifically in relation to the application site. 10 Dale Road is offered more possibilities for sympathetic extension owing to its location at the end of the row of bungalows. Should planning permission be granted precedent would not automatically be set for similar expansion throughout

the estate and all applications would be treated on their individual merits. It should also be noted that the grant of planning permission would not negate the applicants need to comply with any relevant covenants on the title deeds but conversely this would not be material to the determination of the planning application. This requirement will be brought to the applicants attention should planning permission be granted.

Overall, the proposal at 10 Dale Road is considered to be acceptable in respect of its impact on the visual amenities of the locality, particularly in the context of the two storey dwellings immediately to the east.

Residential Amenity

Objection has also been raised on the grounds of likely impact upon residential amenity. Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington local Plan, requires alterations and extensions to maintain adequate residential amenity and privacy to neighbouring properties.

The proposed rear conservatory has not given rise to objection. The conservatory passes the requirements of the 45 degree code from each of the adjacent properties.

Focusing on the major aspects of the scheme the front dormer windows proposed will be set back from the front elevation by 1.2m this would ensure a separation of around 23m between the proposed first floor windows and the front elevation of the property directly opposite at 9 Dale Road. Council guidance requires a separation of at least 21m between faces for two storey dwellings the proposal meets these requirements and will not, therefore, be detrimental to the amenity of the property located directly opposite.

To the rear of the property visually there will be a significant increase in the height of the ridge and the proposed fenestration. It is therefore important to ensure that guidelines for separation distances are applied to the rear of the property. Again the guideline for separation from the rear to the front of the nearest residential properties to the north on Norton Road would be a minimum of 21m. The actual separation provided is 42m to the nearest residential property on Norton Road. Guidelines are therefore comfortably complied with to the rear elevation and a creation of a second storey would not be detrimental to the residential amenity of properties to the rear.

Additional side windows are proposed in the dwelling on the eastern gable facing the two storey property opposite. On the gable would be a window at ground floor level to the dining room in a similar position to the existing window and on the first floor would be a newly created bedroom window. The adjacent property has no windows in the opposing gable so there will be no loss of privacy or create an overlooking issue. On the western gable facing the bungalow property at 8 Dale Road are proposed three small windows all to a WC, Bathroom and Ensuite so all will be obscure glazed and not cause an overlooking issue. As the existing footprint of the building is to be retained in the most part the proposal will comply with the 45 degree code from both neighbouring properties.

Objections have been raised on the grounds that a similar application was submitted and refused in 1979 at 7 Dale Road (Application ref 8/79/93/DM) for the erection of a first floor extension. Details of this application have been studied and the reason for refusal was that 'The proposed first floor extension, by virtue of its size, design and external appearance would result in a loss of privacy and be detrimental to the occupiers of the surrounding single storey residential properties'. There are a number of key factors that differentiates the application from that

currently under consideration and most relate to its location. 7 Dale road is surrounded on all sides by bungalow properties and particular concern was raised about the close proximity to the rear of properties on Abbey Road and the potential direct overlooking of a number of rear gardens. Rear gardens should be afforded sufficient privacy whereas front gardens are more open in nature and less private spaces. 10 Dale Road does not create any of these overlooking problems and it has been demonstrated that the development would comfortably meet council guidelines on separation distances.

Objection was raised about the potential disturbance should an access be created off Abbey Road to 10 Dale Road. No details are included within the application currently under consideration of such an access and should such an access point be desired separate planning permission would be required. In addition, devaluation of neighbouring properties is not a material planning consideration. Potential disturbance during construction would be dealt with under separate environmental health legislation.

Overall, it is considered that the proposed application is acceptable in respect of its impact on the residential amenities currently enjoyed by existing residents, and those to be provided for the future occupiers of the proposed scheme. The proposal is therefore compliant with the requirements of Policy H12 of the Borough of Darlington Local Plan.

Other Matters

Concern has been raised about the disruption that would be caused during the construction period. With any development project a degree of disruption and inconvenience is inevitable, however this would be temporary in nature and not a substantial ground on which to refuse planning permission.

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 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 application site lies within development limits identified in the development plan. The design and layout of the development accords with the relevant policy in the development plan. The development respects the amenity and general character of the area. The proposal accords with the relevant policies in the development plan set out below:

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

- 1) A3 Implementation Limit (Three Years)
- 2) B4 Details of Materials (Samples)
- 3) B5 Detailed Drawings (Accordance with Plan)

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

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Borough of Darlington Local Plan 1997

- E2 - Development Limits
- H12 - Alterations and Extensions to Existing Dwellings