

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

COMMITTEE DATE: 2nd May 2018

Page

---

<b>APPLICATION REF. NO:</b>	<b>18/00149/FUL</b>
<b>STATUTORY DECISION DATE:</b>	<b>20/04/18</b>
<b>WARD/PARISH:</b>	<b>Mowden</b>
<b>LOCATION:</b>	<b>61 Edgecombe Drive, Darlington</b>
<b>DESCRIPTION:</b>	<b>Conversion of ground floor garage to living space with extension above to provide additional bedroom.</b>
<b>APPLICANT:</b>	<b>Mrs Amrit Khokhar</b>

---

**APPLICATION AND SITE DESCRIPTION**

The area consists of fairly modern estate of houses, mainly in a semi – detached configuration, most with reasonably sized front gardens to enable a car to park off the public highway.

Most of the dwellings in this locality have single storey attached garages which have the effect of creating a terrace of dwellings, although they are not physically connected.

**PLANNING HISTORY**

99/00824/FUL – First floor extension above existing garage Granted Planning Permission on 31<sup>st</sup> January 2000

**PLANNING POLICY BACKGROUND**

Darlington Borough Council Local Plan **Policy H12** relates to the alteration and extension of existing dwellings and it is this policy which has the most relevance in considering this application.

**RESULTS OF CONSULTATION AND PUBLICITY**

Local residents were consulted and responses were received from **four** addresses raising the following issues:

- Additional accommodation will result in additional residents and additional car parking on the road.

- Road parking will impact on the bus route nearby and pavement parking will impact on disabled access/scooters.
- Access from the rear of the house to the front will no longer be possible for bins etc.
- Potential for loss of light and privacy.
- Disturbance from construction traffic and noise/dust etc.

**Highways Engineer** – Requested amended plans showing a parking space provided in the front garden of the property to mitigate for the loss of the garage space. These have been submitted and are considered satisfactory by the Highways Engineer.

No other consultation responses.

## **PLANNING ISSUES**

The main issues identified as being important in the consideration of this application are Impact on the amenities of residents and the visual impact of the development on the character of the locality.

**Impact on neighbours** – The effect of the proposed development is to increase the height of the existing ground floor garage to that of the main house. It is not proposed to change the footprint of the existing dwelling, only increase the height of the existing extension footprint.

Access to the rear of the neighbouring property will not be affected.

There will be space retained between the extension and the side gable of the neighbour, and that the gable window should not be materially affected by the extension to a material degree. This window is a landing window as is the case with the application property.

The rear window to the extension is proposed to be en suite with obscured glazing; privacy loss should not therefore be an issue in this instance.

The Highways Engineer is satisfied with the revised parking plans and that highway safety will not be affected to any material degree by the addition of a single bedroom.

**Impact on character of the locality** – It is considered that the design of the development is in context with the existing dwellings in the locality and will not detrimentally affect the character of the area to any degree. The extension will be set slightly forward of the main body of the house, as is now the case.

It is considered that the proposed development conforms with the requirements of the Darlington Borough Local Plan and the National Planning Policy Framework.

## **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 the development is permitted with the following conditions:

1. A3 – Time limitation
2. B4A – Materials
3. The development shall be carried out in complete accordance with the approved plan(s) as detailed below:

190218 100 Rev P1 and 190218 101.

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

**REASON**

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

**INFORMATIVE** - The applicant is advised that works are required within the public highway, to construct a new/altered vehicle crossing and contact must be made with the Assistant Director: Highways, Design and Projects (contact Mrs Lisa Woods 01325 406702) to arrange for the works to be carried out or to obtain agreement under the Highways Act 1980 to execute the work.