

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

**COMMITTEE DATE: 2nd September 2020**

---

<b>APPLICATION REF. NO:</b>	20/00386/FUL
<b>STATUTORY DECISION DATE:</b>	10 <sup>th</sup> August 2020
<b>WARD/PARISH:</b>	HEIGHINGTON AND CONISCLIFFE
<b>LOCATION:</b>	9 Grangeside Redworth
<b>DESCRIPTION:</b>	Erection of a single storey extension with pitched roof to the front elevation and a single storey extension to the rear elevation, alterations to windows and doors, removal of shed and decking and creation of level access to front, side and rear of property
<b>APPLICANT:</b>	Kenneth Robinson

---

**RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS**

---

Application documents including application forms, submitted plans, supporting technical information, consultations responses and representations received, and other background papers are available on the Darlington Borough Council website via the following link: <https://publicaccess.darlington.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QB1R3GFPGKZ00>

**APPLICATION AND SITE DESCRIPTION**

1. The application property is a detached single storey dwelling set on a large plot within a cul-de-sac of similar properties at Grangeside, to the north of Main Road (A6072), Redworth. The property is bound by residential properties on Grangeside to the east, on Main Road to the south and on Mill Lane to the west. The property and its garden area are slightly elevated above the properties on Mill Lane.
2. It is proposed to build single storey extensions to the front and rear elevations, with alterations to windows and doors, the removal of an existing shed and decking and the creation of level access to front, side and rear of property.

3. The extension to the front of the property will extend the existing garage to allow the creation of a utility room and storeroom to the rear of the garage. The garage will be retained. The extension is to be built of matching brick and tiles and will project approximately 2.1 metres and will be 6.1 metres wide, under a pitched roof 4.1 metres in height at ridge level.

4. The rear extension will be L-shaped and will project approximately 7.2 metres and will be 11.2 metres wide at its greatest point. It will have a pitched tiled roof, 4.4 metres in height to the ridge. The rear extension is to be built of matching brick with contrasting render panels.

5. The proposal also involves altering some of the existing windows in the north (facing properties in Mill Lane) and south elevations (facing open space). All windows are to be replaced with grey UPVc. It is also proposed to remove a detached shed and decking area and to install block paving to create level access to front, side and rear of the property. None of these alterations require planning permission. No trees are affected by the proposals.

### **MAIN PLANNING ISSUES**

6. The main issues with this application are:
- a) Impact on the character and appearance of the property;
  - b) Impact on residential amenity;
  - c) Highway safety;

### **PLANNING POLICIES**

7. Saved Local Plan Policy H12 (Alterations and Extensions to Existing Dwellings)

### **RESULTS OF TECHNICAL CONSULTATION**

8. No objections have been received from the Council's Highway Officer and Senior Arboricultural Officer.
9. The Parish Council have not commented of the proposal.

### **RESULTS OF PUBLICITY AND NOTIFICATION**

10. Three properties in Grangeside, four properties in Mill Lane and land adjacent to 2 Main Road were consulted in accordance with the regulations and 3 no. objections have been received. The main concern is loss of light and restricting skyline views due to the difference in ground levels.

### **PLANNING ISSUES/ANALYSIS**

#### **(a) Impact on the character and appearance of the property**

11. The extensions have been designed to limit their impact on the character and appearance of both the application property and the surrounding area and will be built

of matching materials. The property is located at the head of the cul-de-sac, surrounded by other properties and only the modest garage extension will be visible from Grangeside. It will be set down slightly from the ridge of the existing garage and will not therefore be unduly prominent in the streetscene, albeit the property is slightly elevated above Grangeside. Due to the rear extensions being set in from the boundary by 3.3m (rear extension), 0.5m (front extension) and the existing high close boarded fence and planting the two extensions will only marginally be visible from the lower properties in Mill Lane.

12. The proposed extensions would not therefore have an unacceptable impact on the character and appearance of the surrounding area.

### **(b) Impact on residential amenity**

13. The property is slightly elevated above properties on Mill Lane to the north west and objections have been received from the occupants of three of these properties relating to loss of light and outlook as a result of the proposed extensions.

14. The proposed single storey rear extension will be almost 18 metres from the rear of these properties in Mill Lane, with a pitched roof sloping away from these properties. Similarly, the extension to the front will be approximately 15 metres away from these properties. At these distances, and in view of the single storey height of the extensions, with the roof sloping away from the properties, the proposal would not result in any significant detrimental impacts in terms of loss of light to, or outlook from, these neighbouring residential properties. There will be no loss of privacy due to overlooking. The property is enclosed on all boundaries by a close boarded timber fence.

15. The proposed extensions are sufficiently distant from neighbouring properties on Grangeside and Main Road and would not result in any loss of amenity to these properties.

### **(c) Highway Safety**

16. Despite the increase in the dwelling size, a large amount of in-curtilage parking is available and retained and therefore the Highway Officer has no objection.

## **THE PUBLIC SECTOR EQUALITY DUTY**

17. In considering this application the Local Planning Authority has complied with Section 149 of the Equality Act 2010 which places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

## **CONCLUSION AND RECOMMENDATION**

18. The development accords with relevant Local Plan policies in that it respects the character and appearance of the host property and relates well to the surrounding area,

it does not give rise to any unacceptable impacts on residential amenity or highway safety and therefore complies with Saved Policy H12. It is therefore recommended:

**THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS**

1. A3 Implementation Limit (3 years)
2. B4a (Materials)
3. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below:
  - 6620 – 00 Rev A – Existing Site Plan
  - 6620 – 01 Rev B – Existing Layout
  - 6620 – 02 Rev A – Existing East and West Elevations
  - 6620 – 03 Rev A – Existing North and South Elevations
  - 6620 – 04 Rev A – Existing Block Plan showing Topography
  - 6620 – 21 Rev F – Proposed Layout
  - 6620 – 22 Rev E – Proposed East and West Elevations
  - 6620 – 23 Rev E – Proposed North and South Elevations
  - 6620 – 24 Rev D – Proposed Block Plan showing Topography

REASON – To ensure the development is carried out in accordance with the planning permission.