

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 27 June 2018

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APPLICATION REF. NO:	18/00325/FUL
STATUTORY DECISION DATE:	14 June 2018
WARD/PARISH:	MIDDLETON ST GEORGE PARISH
LOCATION:	52 Middleton Lane, Middleton St George
DESCRIPTION:	Erection of first floor extension, porch to front elevation, single storey side extension and double storey side and rear extension and formation of new vehicular access (description amended following amended plan received 14 June 2018)
APPLICANT:	MR SEAN MCRORY

APPLICATION AND SITE DESCRIPTION

Planning permission is sought for extensions and alterations to the application property, a detached bungalow, to create a two storey dwelling. It is proposed to extend the property by approximately 2 metres to the rear and to increase the overall height of the bungalow from 5.3 metres to 8.2 metres to create a two storey dwelling. The dwelling will have a render finished, with areas of feature vertical timber cladding to the front and rear elevations. Two brick single storey and two-storey extensions are proposed to the north and south ends of the property respectively, and a brick porch is proposed to the front elevation.

The single storey extension to the north elevation will provide a garage/store and is to measure approximately 2.7 metres wide by 9.6 metres deep, under a pitched roof 5.4 metres in height. The two storey extension will provide a store and form part of the kitchen diner on the ground floor, and form part of the master bedroom above. It is to measure approximately 2.2 metres wide by 8.6 metres deep, under a pitched roof 7.7 metres in height at ridge level. The extension is to be stepped back approximately 1.9 metres from the front of the property.

A new access is proposed from Middleton Lane and a total of 3 no. parking spaces are to be provided to the front of the property.

The application property is a detached 1930s bungalow located on the east side of Middleton Lane, approximately 80 metres to the north of its junction with Church Lane. The property is bounded by residential properties to the south and west. A private track which serves Village Farm and a number of properties to the east forms the northern boundary of the site. Ropner Gardens is located opposite the site, within the Middleton One Row Conservation Area with Middleton Lane forming its eastern boundary in this location.

PLANNING HISTORY

No planning history

PLANNING POLICY BACKGROUND

The following policies are relevant to consideration of the application:

Darlington Core Strategy Development Plan Document 2011

- CS14 – Promoting Local Character and Distinctiveness

Saved Policies of the Darlington Local Plan 1997

- H12 – Alterations and Extensions to Existing Dwellings

National Planning Policy Framework

RESULTS OF CONSULTATION AND PUBLICITY

Highway Engineer – No highway objection

Middleton St George Parish Council – Object to the planning application on the grounds that the development would be out of character and obtrusive as the surrounding dwellings are 1930s bungalows and it looks onto a Conservation Area.

Four letters of objection have been received which raise the following issues:

- *Extensions excessive and out of keeping with the immediate area;*
- *Redevelopment of bungalow to a two storey modern house with increased floor area of more than double its current size would impact significantly on the mix of 1930s houses and bungalows in this part of the village, which faces onto a conservation area;*
- *Concerned that the proposal shows rooflights in the front and rear elevations of the roofspace, providing potential for a future third floor;*
- *The second storey windows, and roof windows, will overlook our very private back garden;*
- *More modest one and a half storey dwelling with increased roof pitch and dormers to rear would be less obtrusive and could preserve some of the character of the existing bungalow;*
- *Unadopted track to north serves four other dwellings. Parking close to this junction blocks drivers view and makes it unsafe to proceed. During construction wish it to be made clear that parking of contractors vehicles should not be permitted adjacent to the track entrance;*
- *Positioning of garage up to southern side of the shared private access road will restrict access to 2.8 metres approx. and restrict movement of emergency, farm and delivery vehicles;*
- *Construction work should not be allowed to result in too lengthy overall duration before completion leading to the detriment and inconvenience of neighbours;*
- *Proposed extension to the south side brings the gable wall nearer to our property and would be twice the height of the original which will block light through windows to the north side of our property. The existing gable wall is rendered and painted white which reflects light onto the north side of our property;*

- *Proposed extension would be an infringement, and cause unreasonable interference with our enjoyment of our own private property and garden. Our property has a very private and not overlooked back garden. The proposed development would ruin that aspect of our property;*
- *The boundary of 52 Middleton Lane adjoins the main access to our farm and is used all year round for deliveries, farm machinery access and other general farm traffic. Concerns around access to our farm during the build.*

PLANNING ISSUES

Saved Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan states that alterations and extensions to existing dwellings will be permitted where they are in keeping with the character, design and external appearance of the property and in keeping with the street scene and surrounding area. Such proposals are also required to maintain adequate daylight entering the principal rooms of nearby buildings; maintain adequate privacy in the rooms, gardens and other outdoor areas of nearby buildings and should not be overbearing when viewed from neighbouring properties.

Core Strategy Policy CS14 (Promoting Local Character and Distinctiveness) seeks to protect, enhance and promote the quality and integrity of Darlington's built heritage including buildings, their settings and features of historic importance in Conservation Areas. The NPPF also requires new development within the setting of heritage assets to enhance or better reveal their significance.

The character of the village on the east side of this part of Middleton Lane, outside of the Conservation Area boundary, is predominantly of 1930s bungalows and detached and semi-detached dwellings which front the road, with sizeable gardens to the rear. There is some more recent backland development to the north east of the application property, served by a private track. A mature hedge and treeline along the eastern boundary of Ropner Gardens, adjacent to Middleton Lane, forms a strong visual and physical separation between the application site and the Conservation Area in this location.

The application property is a detached bungalow fronting Middleton Lane which is largely unaltered and in need of updating. While the application property and its immediate neighbours contribute to the pleasant character of this part of the village, opposite the Conservation Area, there is some variance in building height and appearance, with two storey dwellings forming the predominant character of housing towards the southern end of Middleton Lane.

The proposed increase in height of the bungalow from 5.3 metres to 8.2 metres to form a two storey dwelling and the introduction of feature cladding to the front of the property would be most noticeable within the immediately vicinity of the application property. Paragraph 60 of the National Planning Policy Framework advises against planning policies and decisions imposing architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is proper however to promote or reinforce local distinctiveness. The increase in height would be generally consistent with other two storey dwelling heights within the vicinity of the application property and given the variation in house types along this part of Middleton Lane it is not considered that the proposal would be so harmful to the visual amenity of the area so as to warrant refusal of the application.

The proposal would have a limited impact upon the character and appearance of the adjacent Middleton One Row Conservation Area given the physical separation between the application property and the Conservation Area in this location.

The proposed extensions and alterations to the property are not considered to give rise to any unacceptable impact on residential amenity in terms of loss of light, outlook or privacy to neighbouring properties. The proposed extensions comply with the 45-degree code in respect of neighbouring properties either side. The property to the north is separated from the application property by a private access track. The two storey side extension will be built adjacent to the north gable elevation of the neighbouring property at 53 Middleton Lane, set in between 1.4 and 2.1 metres from the common boundary. While concern has been expressed regarding the impact of this extension on light to, and outlook from, windows in the north elevation of 53 Middleton Lane, these windows serve non-habitable rooms (bathroom and toilet) and their outlook is already limited by the presence of the boundary fence and the existing gable end of the application property. Although the proposal will result in some overlooking of the rear garden area of 53 Middleton Lane from the first floor bedroom windows, it is not uncommon for rear garden areas to be overlooked from first floor windows in urban and village settings such as this. Rooflights are shown in the rear roofslope although the applicant has confirmed that this will serve storage space in the loft, rather than another floor, and there is no staircase providing access to the loft space. There is sufficient separation distance (25 metres) between the application property and the property to the rear, 52B Middleton Lane.

Amended plans have been submitted proposing a new vehicular access off Middleton Lane and 3 no. parking spaces provided within the curtilage of the property. The Highway Engineer has raised no highway objection on this basis. The development is to take place within the curtilage of the property however the applicant will need to ensure that any private rights of access over the track to the north are maintained during the construction period. This is however a civil matter and does not fall to be considered as part of this planning application.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The proposed development has 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. The proposed development does not give rise to crime and disorder issues.

CONCLUSION

The proposed alterations and extensions are considered acceptable in the context of the host dwelling and the wider streetscene, or the adjacent Middleton One Row Conservation Area, and do not give rise to any unacceptable impact on residential amenity or highway safety. The proposal is therefore considered to comply with Saved Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997, Policy CS14 (Promoting Local Character and Distinctiveness) of the Darlington Core Strategy Development Plan Document, 2011 and the National Planning Policy Framework, 2012.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A3 (Standard 3 year time limit)

2. The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:

Drawing number 2018/SM/02 dated 5 April 2018

Drawing number 2018/SM/03 dated 19 April 2018

Drawing number 2018/SM/04 dated 14 June 2018

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

3. B4 (Details of external materials to be submitted)

INFORMATIVE

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

THE FOLLOWING POLICIES AND DOCUMENTS WERE TAKEN INTO ACCOUNT IN CONSIDERATION OF THE APPLICATION:

National Planning Policy Framework 2012

Borough of Darlington Local Plan 1997

Saved Policy H12 (Alterations and Extensions to Existing Dwellings)

Darlington Core Strategy Development Plan Document 2011

CS14 (Promoting Local Character and Distinctiveness)