

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 22nd August 2018

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APPLICATION REF. NO:	18/00482/FUL
STATUTORY DECISION DATE:	2nd August 2018
WARD/PARISH:	Park East
LOCATION:	15 Lakeside, Darlington
DESCRIPTION:	Insertion of balcony to roof slope on front elevation, erection of single storey extension and dormer window to rear elevation, hipped roof extension to the side providing extension over garage with balcony to front elevation (As amended by plans received 06/08/18)
APPLICANT:	Mr Mackeith-Prince

APPLICATION AND SITE DESCRIPTION

The application site consists of a two-storey semi-detached dwelling on the east side of Lakeside. The site is bounded by residential dwellings to the east, north and south, highway to the west. To the west of the highway is open space.

Planning permission is sought to insert a balcony into the roof slope on the front elevation, erection of a single storey extension and dormer window to the rear and a hipped roof extension to the side providing a first floor extension over the garage with a balcony to the front elevation. Amended plans have been received which confirm that the chimney to the front elevation is to be retained and that the property is to be rendered and painted white.

The recessed loft balcony would be set back approx. 1.8m from the front elevation and will measure 1.91 (w) and 2.6m (l), it will have a wall to the front approx. 1.1 metre in height.

The dormer window to the rear elevation would measure 7.7m (l), 3.3m (w) and 2m (h).

The single storey would measure approx. 9.9m (w), 3m (l), 4m (h) reducing to 3.3m.

The hipped roof extension to the side elevation would measure approx. 8m (h), 5.4m (e), 3m (w) and 7.5m (l).

PLANNING HISTORY

No Previous planning history.

PLANNING POLICY BACKGROUND

The following policies of the Borough of Darlington Local Plan are relevant: -
H12 – Alterations and Extensions to Existing Dwellings

RESULTS OF CONSULTATION AND PUBLICITY

Local residents were consulted and **four objections** were received raising the following issues:

- *Level of development is not in keeping with other properties within the area which in my opinion will spoil the character of the 1930's building both along Lakeside and Loraine Crescent as this would set a precedent for other applications being submitted should this one be successful.*
- *Allowing a full dormer extension to the roof space with clear glass windows will undoubtedly lead to being overlooked therefore causing a loss of privacy into my property on a whole and also allowing said property to have windows which will have a view directly into all windows at the rear of our property which are currently obscured by some trees.*
- *Loss of privacy will lead to a sense of enclosure as the only way to gain privacy would be to close curtains and have obscure glass.*
- *Outlook from our property would be affected as the imposing extension plans would draw the eye as being somewhat unsightly, thus affecting our enjoyment of our property.*
- *We feel the design of the extension looks too dominant and overbearing in terms of the host building and also the character of built form in our street which I feel is a valid planning issue to raise. We bought this house after viewing several which were overlooked in such a way*
- *We are not opposed to the initial plans of a ground and first floor extension as this was somewhat acceptable but to build onto the roof space does affect the sense of harmony and privacy we experience in our home at the present time.*
- *The single storey extension to the rear will be built up against the property boundaries. Given the height and extent of the side wall we believe this will markedly overshadow the windows of our main living room and therefore, will have a significant negative impact to the natural light into this room.*
- *We would have less concern about the proposer's extension plans if the construction was not right up to our property boundary, or if the proposer was able to provide some definitive details that would reassure us that there would be no reduction in natural lighting*

Non material planning matters

- *Whilst not a planning matter it remains a great concern that this will affect the value of my property and others as they will be overlooked.*

Following the consultation exercise three letters in support were received:-

- *Well designed, fits character of area*
- *Plan matches other houses in the street that have been extended in a similar style*
- *Work will benefit local economy and may increase value of other houses on the street*
- *No objection to the plans*

The Highways Engineer has raised no objections to the proposal after initial concerns, details of which will be dealt with later in the report.

PLANNING ISSUES

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

All properties in the area are semi-detached with restricted rear gardens and minimal areas to the front. The front elevations of the properties have turrets with flat roofed balconies on the attached garages. All properties are rendered, this property is covered with plain pebble-dash, however the intention is to re-render and paint it white.

Planning permission is sought to add a dormer window to the rear elevation. One window would look out from the master bedroom, the second would be opaque glazed and serve the en-suite. The chimney to the rear would be removed.

It is proposed to insert a balcony into the roof slope on the front elevation. This recessed loft balcony will be set back and a 1.1m high wall will be created by the existing roof slope. Access to the balcony would be from patio doors.

The hipped roof extension to the side would provide an extension over the existing garage with a shallow balcony (approx. 1m in depth) looking out from the front elevation, it would provide an additional bedroom, making five in total. The roof line is set lower than the original roof line, in accordance with policy H12. The balcony would look out onto the side elevation of the adjacent property which has a window on the side elevation which looks out from the landing. This neighbouring dwelling is a mirror image of the application property, the flat roof garage has been turned into a habitable room and it too has a terraced seating area above.

A single storey extension with a sloping glass roof and bi-folding doors is proposed across the total width of the rear elevation to form a kitchen/dining area. Either side elevation will have a stepped masonry wall.

Character & Visual Appearance –

Concerns have been expressed regarding the development not being in keeping with other properties within the area.

Whilst the dwelling and the immediate neighbouring properties have largely been unaltered, a number of properties along Lakeside have been altered and extended with first floor extensions and balconies being added above the existing garages with variance in design and scale.

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.

Effects on Residential Amenity –

Concerns have been expressed regarding the overbearing impact of the proposed rear dormer window with clear glass windows leading to being overlooked and causing a loss of privacy into all the windows of the properties to the rear, three of which have objected.

There are already three windows looking out from the first floor, one from a bedroom and the addition of one more from another bedroom will not make this view materially worse. There is a separation distance of approx. 34 metres between the application property and the nearest three properties to the rear on Lorraine Crescent which will ensure there is no adverse loss of privacy or overlooking.

The proposal is not considered to have any significant adverse impact upon the amenities of properties to the rear.

The proposed single storey rear extension would project 3m from the rear of the property. Concerns have been raised regarding the extension being built right up to the common boundary. This is not considered to have an unacceptable impact upon the amenities of both neighbours in terms of loss of light, outlook or privacy.

Highway Matters

The proposal will add an additional bedroom to the dwelling, meaning that additional vehicle parking at the address will be likely in the future. The standards in the Design Guide recommends that properties of four or more bedrooms should have a minimum of three parking spaces. The existing off highway parking provision consists of one garage space and space for an additional vehicle on the drive. Therefore the creation of one additional parking space off adopted highway would be desirable. This could be achieved by a widening of the existing drive with a suitable altered vehicle crossing to match the width of the amended driveway.

Whilst this has been requested as part of the application the applicant/agent has indicated that they are not willing to do so. Parkside is sufficiently wide to permit the passage traffic past parked cars using give and take. Police records show no recorded accident history in the past five years, therefore the potential of an additional parked car associated at this address does not raise any particular road safety concerns.

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 planning permission be GRANTED subject to the following conditions:

1. A3 Implementation Limit (Three years)
2. The window formed in a wc/bathroom/shower room on the rear elevation hereby approved shall be obscure glazed and shall not be repaired or replaced other than with obscured glazing.

REASON: In the interests of the residential amenity

3. PL (Accordance with Plans)
 - Proposed details Drwg NO. 03 dated Apr 2018
 - Proposed details Drwg NO. 04 dated Apr 2018

- Proposed details Drwg NO. 06 dated Apr 2018

THE FOLLOWING POLICY WAS TAKEN INTO ACCOUNT IN CONSIDERATION OF THE APPLICATION:

Borough of Darlington Local Plan 1997

Saved Policy H12 (Alterations and Extensions to Existing Dwellings)

Revised Design of New Development Supplementary Planning Document (Design SPD)
July 2011