

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

**COMMITTEE DATE: 10<sup>th</sup> July 2019**

---

<b>APPLICATION REF. NO:</b>	19/00175/FUL
<b>STATUTORY DECISION DATE:</b>	20 <sup>th</sup> April 2019
<b>WARD/PARISH:</b>	MOWDEN
<b>LOCATION:</b>	10 Chester Grove Darlinton
<b>DESCRIPTION:</b>	Two storey side extension, single storey rear extension and front porch.
<b>APPLICANT:</b>	Mr and Mrs Brown.

---

**APPLICATION AND SITE DESCRIPTION**

This application relates to the erection of a two storey extension on the side of a detached house, together with a single storey wrap around extension to the rear and a new front porch.

The proposed two storey extension would be built above the existing attached garage to the north side of the application property. It would measure approximately 3 metres wide by 5.5 metres deep, under a hipped roof 6.7 metres in height at ridge level. The single storey extension would extend from the rear of the two storey extension above the garage and wrap around the rear elevation of the property. This extension would be set in from the northern boundary of the property to allow access from the garage and would project approximately 3.8 metres from the rear of the property, under a hipped roof 3.4 metres in height at its greatest point. A canopy would be constructed over the front of the garage and continue over the front door to create a porch. The extensions would be constructed of matching brick and tiles.

This is a revised plan following a request from the Planning Officer to reduce the scale of the extension, which originally proposed a two storey element along the full length of the side elevation.

The application property is located at the end of a cul de sac with its side elevation abutting the rear gardens of other properties nearby.

**PLANNING HISTORY**

There are no previous planning applications on this site.

## RESULTS OF CONSULTATION AND PUBLICITY

**Highway Engineer** – No objections, there is sufficient on site car parking available.

Letters were sent to occupiers of neighbouring properties advising of the proposal and a site notice was displayed.

**Five letters** were submitted objecting to the application. The following issues were raised:

- Loss of natural light
- Extension too big, leading to loss of outlook
- Impact on enjoyment of garden area.
- Extension should be pulled back from boundary.

## PLANNING POLICY BACKGROUND

The following policies are relevant to the application :

### **Borough of Darlington Local Plan 1997**

Policy H12 – Alterations and Extensions to existing dwellings.

## PLANNING ISSUES

The main issues to consider relate to residential amenity, visual impact and highway safety.

### **Residential Amenity**

Saved Policy H12 of the Darlington Local Plan states that alterations and extensions to existing dwellings will be supported providing they (*inter alia*) are in keeping with the character of the existing property and street scene, and do not impact on neighbours amenities by overshadowing, loss of privacy or loss of natural light.

It is proposed to construct a two storey hipped roof side extension in place of an existing single storey garage, together with a single storey “wrap around” extension to the side and rear. A front porch is also proposed. The main impact on adjacent dwellings comes from the two storey element.

The main impacts will be upon the amenities of number 6 Chester Grove, with reduced impacts on other properties nearby. The proposed extension would abut the boundary of the rear garden of number 6 and be approximately 6 metres to the eaves with the hipped roof sloping away towards the main house ridge another 2 metres high. It is just over 4 metres wide. The proposal has been amended since first submitted to reduce the extent of the two storey extension to above the existing garage only.

Site inspection reveals that there will be impacts on the garden of number 6 (and other properties to a lesser extent) and the extension will be just over 9 metres from the rear elevation of number 6. A judgement has to be made as to whether the impacts are

sufficient to warrant refusing planning permission on grounds of loss of amenity to the occupiers of nearby dwellings and users of private garden space.

The garden to number 6 is south facing and therefore should receive above average amounts of natural light, particularly during the summer. However this is reduced somewhat by the existing house and garage of the applicant. Privacy should not be an issue as there are no side facing windows proposed for the extension.

It is considered that the impacts of the extension, in its amended form, on the outlook from the garden of number 6 are mitigated by the existing house and garage, the south facing aspect and the hipped roof design which has the effect of lowering the height of the north elevation of the proposed extension. There will be some loss of natural light to habitable rooms in the rear elevation of 6 Chester Grove, however in view of the above consideration it is not considered that this would be to such a degree so as to warrant refusal of the application on this basis.

The single storey wrap around extension will project approximately 4 metres from the rear of the property. The neighbouring property to the west, 12 Chester Grove, has a garage adjacent to the common boundary and as such the proposal complies with the 45-degree code in respect of this property. Similarly, the single storey element of the side extension will be set in approximately 1.15 metres from the common boundary with the properties to the east, 4 and 6 Chester Grove. This part of the extension will have a height to eaves of approximately 2.2 metres with a shallow pitched roof sloping away from these properties. As such, the single storey element of this part of the extension will have a minimal impact on the amenities of these properties and is considered to be acceptable.

### **Impact on the Character and Visual Appearance of the Building and Surrounding Local Area**

The design of the two storey side extension, with a hipped roof and incorporating a set down and set back from the front of the property, is considered to be acceptable and will not detrimentally affect the character of either the main dwelling or the locality in general. The proposed side and rear extension similarly appear suitably subservient to the main dwelling and will have little impact on the surrounding area.

### **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.

### **CONCLUSION**

Consideration of house extensions, particularly of two storeys, often involves the balancing of the impacts of the proposal on the amenities of nearby residents, and the legitimate expectations of the applicants who wish to increase accommodation in their dwelling. It is considered that in this instance, whilst there will be impacts on the amenities of local residents, these have been reduced to an appropriate level by amending the application plans, and on balance the proposal is considered to comply with Saved Local PLam Policy H12 and is considered to be acceptable.

## **RECOMMENDATION**

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS :

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

Elevation and Floor Plan No – 18166.P002 D

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.

3. B4A

**THE FOLLOWING POLICY WAS TAKEN INTO ACCOUNT WHEN ARRIVING AT THIS DECISION:**

**Borough of Darlington Local Plan 1997**

Policy H12 – Alterations and Extensions to existing dwellings.