

Committee Report

Application No:	DC/17/00557/HHA
Case Officer	Owain Curtis
Date Application Valid	21 June 2017
Applicant	Mr Barry Turnbull
Site:	2 Planesway Whitehills Felling NE10 8LG
Ward:	Windy Nook And Whitehills
Proposal:	Erection of single storey side extension
Recommendation:	GRANT
Application Type	Householder Application

1.0 The Application:

1.1 DESCRIPTION OF THE SITE

The application site is a two storey semi-detached property in Whitehills, Felling. The property has a pitched roof with side facing gables and is finished in brickwork and weatherboard cladding. At the front of the property is a dropped curb giving access to a 7.5m long driveway. Surrounding properties are similar in terms of age and design.

1.2 DESCRIPTION OF THE APPLICATION

This application is being presented before the Planning and Development Committee as the applicant, Mr Barry Turnbull, is a family member of Councillor Jim Turnbull who is the Elected Member for Windy Nook and Whitehills.

1.3 This application is for the enlargement of an existing single storey side extension. At present the property has a flat roof side extension comprising of a garage at the front and enlarged kitchen at the rear. The proposed extension would bring the principal elevation of the extension in line with the main elevation of the property. The extension would match the appearance of the existing in terms of finishing materials and would have a flat roof.

1.4 Internally, the garage would be converted into a study and bathroom however the internal conversion does not require planning permission.

1.5 PLANNING HISTORY

No relevant history.

2.0 Consultation Responses:

None

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with formal procedures introduced by the Town & Country Planning (Development Management Procedure) Order 2015.

3.2 No representations have been received.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

HAESPD – Householder Alterations and Extensions SPD

5.0 Assessment of the Proposal:

5.1 The key considerations to be taken into account when assessing this planning application are: the effect of the proposal on the living conditions of neighbouring occupiers, the effect on the character and appearance of the street scene, and whether there would be any unacceptable highway safety issues.

5.2 RESIDENTIAL AMENITY

The NPPF states that a core principle of planning is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

5.3 Local policies CS14 of the Core Strategy and DC2 of the UDP require that development does not have any negative impacts on nearby residents and ensures a high quality of design and amenity for existing and future residents.

5.4 The proposed extension would not cause unacceptable overlooking of any neighbouring property. No windows would be located on the side elevation as it adjoins the existing side extension attached to number 3 Planesway. There is a distance of 29m to the nearest property at the front of the property therefore there would be no loss of privacy to the occupiers of this property.

- 5.5 With regard to overshadowing, the small scale of the extension and the fact it adjoins with an existing neighbouring extension means there would be no unacceptable overshadowing caused to the occupiers of the surrounding properties.
- 5.6 In light of the above it is considered the proposed scheme would comply with policy CS14 of the Core Strategy and saved policy DC2 of the UDP which seek to safeguard residential amenity for existing and future occupants of land and buildings.
- 5.7 **VISUAL AMENITY**
Section 7 of the NPPF states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Local policies CS15 of the Core Strategy and ENV3 of the UDP reflect this.
- 5.8 The proposed development is considered to respond to local distinctiveness and character and would be a sympathetic addition to the host property. Many other properties in the street have similar single storey flat roof side extensions therefore the proposed development would not appear as an alien feature in the street scene. In terms of external materials, the extension would be finished in matching brickwork and a UPVC window to match the existing frames.
- 5.9 The development would therefore accord with policies CS15 of the Core Strategy and ENV3 of the UDP.
- 5.10 **HIGHWAY SAFETY AND PARKING**
The existing driveway is 7.5m in length and following the erection of the extension this would be reduced to 5.4m. The Gateshead Householder Alterations and Extensions SPD states that driveways should not be less than 5m in length in the interests of highway safety and to avoid parked cars from overhanging the footway.
- 5.11 As the length of the driveway would be longer than that advised in the Householder Alterations and Extensions SPD and the development would not impact on the wider adopted highway network, officers consider the proposal to be acceptable from a highways point-of-view. The proposal would therefore be in accordance with the NPPF and policy CS13 of the Core Strategy.
- 5.12 **COMMUNITY INFRASTRUCTURE LEVY**
On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. Due to its scale, nature and location this proposal would not be charged.

6.0 CONCLUSION

6.1 Taking all the material planning considerations into account it is recommended that planning permission be granted. Given the relevant conditions suggested to be imposed, it is considered the proposal accords with relevant national and local planning policies.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2

All external surfaces shall be completed in materials to match those of the existing building. Where new materials would differ in any way from those of the existing building, no development shall commence until samples of the proposed materials are made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with those details.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne

3

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Proposed extension Drg No 1 received 21.06.2017

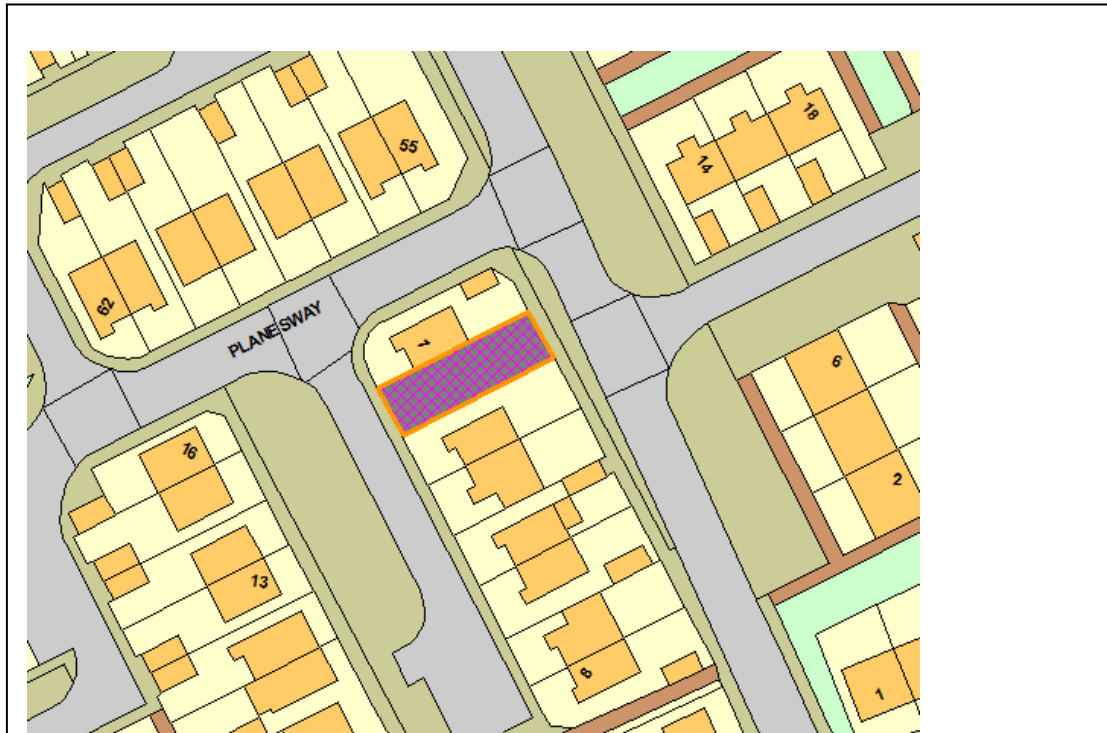
Site / Roof Plan Proposed received 21.06.2017

Location Plan received 18.07.2017

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.



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