

Committee Report

Application No:	DC/17/00718/HHA
Case Officer	Joanne Munton
Date Application Valid	23 June 2017
Applicant	Mr Michael Parkin
Site:	55 Cornmoor Road Whickham NE16 4PU
Ward:	Dunston Hill And Whickham East
Proposal:	Proposed replacement garage, sunroom and canopy to rear (amended plans received 01.08.2017)
Recommendation:	GRANT
Application Type	Householder Application

1.0 The Application:**1.1 DESCRIPTION OF SITE**

The site is a semi-detached dwelling on the western side of Cornmoor Road.

1.2 There are existing outbuildings on site to the rear of the dwelling that run along the southern boundary of the site. These outbuildings serve as a garage and store. The existing outbuildings have a maximum height of 3m and together are 3.8m wide and 13.4m long. They are primarily brick built with some timber cladding. The garage element has a dual pitched roof and the store has a monopitch roof.

1.3 There is a hedge (approximately 3m high), to the south of the boundary at the eastern and western ends of the existing outbuildings. There is a fence (approximately 2.5m high) to the south of the boundary in the gap in the hedge.

1.4 DESCRIPTION OF APPLICATION

The application proposes the replacement of the existing buildings with a garage, sunroom and open sided canopy along the southern boundary of the site. The garage would have a dual pitched roof with a height of 3.5m and the sunroom element would also have a dual pitched roof and would be 4m high. Both elements would be constructed of brick.

1.5 The canopy would be the westernmost element, set back from the boundary by approximately 0.3m and would comprise timber posts and a slate roof, with a bamboo screen shown on plans on the southern elevation. The height of the canopy would also be 3.5m.

1.6 Plans indicate that the proposed development would have a hidden gutter (at eaves height). The application does not propose any works to the hedgerow or to the fence south of the property boundary.

1.7 RELEVANT PLANNING HISTORY

DC/06/00036/FUL - Erection of single-storey extension at rear of dwellinghouse - Granted 07.03.2006

2.0 Consultation Responses:

None

3.0 Representations:

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

3.2 Five objections have been received from local residents:

- Increased height of the building would be visible from neighbouring properties;
- Removal of hedge and fence would impact on visual amenity and privacy at neighbouring properties, increased noise and loss of value of neighbouring properties;
- Potential overshadowing caused by the development;
- Increased drainage issues at neighbouring properties;
- Environmental damage caused by the need to remove more waste and the resulting increase in greenhouse gases;
- Plans incorrectly show boundary treatment;
- Development would be located outside of the legal boundary;
- Works would be carried out outside of the legal boundary;
- Removal of asbestos roof should be carried out lawfully.

4.0 Policies:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV25 Areas of Special Character

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

5.0 Assessment of the Proposal:

- 5.1 The key considerations to be taken into account when assessing this planning application are visual amenity, residential amenity and highway safety and parking.
- 5.2 **VISUAL AMENITY**
The site is located within an Area of Special Character and policy ENV25 states that 'Within Areas of Special Character, development that will maintain and/or enhance that character will be encouraged.' The UDP identifies the main characteristics of this Area of Special Character as:
- Low density housing;
 - Dense coverage of mature trees;
 - Long, well-established gardens.
- 5.3 There is a variety of architectural styles on Cornmoor Road and the street is characterised by properties being set back from the road. The proposed buildings would be set back from the street and the proposal would respect the character of the host property and the street scene.
- 5.4 The application does not propose the removal of the hedge or fencing further south and it is considered that the regularisation of roof designs would make a positive contribution to the visual amenity of the locality.
- 5.5 Whilst the proposal would be partially visible from neighbours' properties/land, the development would not have an unacceptable impact on visual amenity in the area.
- 5.6 It is recommended that a condition be imposed requiring the materials used to be those specified by the applicant (CONDITION 3).
- 5.7 It is considered that the proposal would maintain the character of this Area of Special Character. The proposal would comply with the aims and requirements of saved policies ENV3 and ENV25 of the UDP and policy CS15 of the CSUCP.
- 5.8 **RESIDENTIAL AMENITY**
The nearest residential properties to the site are attached neighbours at no 53 to the north, neighbours at no 57 to the south and at no 57a to the south west.
- 5.9 The proposal would replace an existing structure and would not result in an unacceptable loss privacy or loss of light at neighbouring properties.
- 5.10 Additionally, a certain level of noise can be expected from residential gardens in general as they are outdoor spaces associated with dwellings in which families and visitors can congregate. It is considered that this proposal would not result in a level of noise that would have an unacceptable impact on residential amenity of neighbours.
- 5.11 The proposal would not conflict with the aims and requirements of saved policy DC2 of the UDP and policy CS14 of the CSUCP.

5.12 HIGHWAY SAFETY AND PARKING

The proposal would retain adequate car parking provision on site and would not have an unacceptable impact on highway safety.

5.13 The proposal would comply with the aims and requirements of policy CS13 of the CSUCP.

5.14 OTHER MATTERS

Guttering is proposed on the replacement building and there is no reason to suggest that the proposal would result in an unacceptable increase in drainage problems on site or at neighbouring properties.

5.15 Additionally, it is considered that the replacement of the existing buildings would not result in an unacceptable amount of environmental damage.

5.16 The application does not propose any works to the hedgerow or to the fence south of the property boundary, and the development would not be located on land further south than the existing outbuildings.

5.17 Boundary disputes, builders' access arrangements and property values are not material planning considerations.

5.18 Working with asbestos and its safe removal is addressed under separate legislation and it is recommended that an informative be attached to the permission advising of this.

6.0 CONCLUSION

6.1 Taking all the relevant issues into account, it is considered that the proposed development is acceptable in terms of visual and residential amenity, highway safety and parking, and would comply with the aims and objectives of the NPPF, and the relevant policies of the UDP and the CSUCP.

6.2 Therefore, it is recommended that planning permission be granted, subject to the below conditions.

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

Proposed Garage and Sunroom (June 2017) received 01/08/2017

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.

2

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.

3

The development hereby permitted shall be constructed of the materials detailed in the application form received 23.06.2017 and the posts for the open canopy shall be timber.

Reason

To ensure that the external appearance of the development is of an appropriate design and quality 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.



horised