

Committee Report

Application No:	DC/17/00610/HHA
Case Officer	Joanne Munton
Date Application Valid	6 June 2017
Applicant	Mr Russell Urwin
Site:	26 Hollinhill Lockhaugh Rowlands Gill NE39 1AZ
Ward:	Winlaton And High Spen
Proposal:	Two storey side extension and dormer window to rear (amended plans received 03.08.2017)
Recommendation:	GRANT
Application Type	Householder Application

1.0 The Application:

1.1 This application was deferred at the meeting of the Planning and Development Committee on 13 September 2017 to allow the Committee to visit the site. Members visited the site on 28 September 2017.

1.2 DESCRIPTION OF SITE

The application relates to a 2 storey brick built semi-detached property with pitched tiled roof. The dwelling faces south east and is attached to neighbours at no.28 to the south west. There is a single storey garage attached and a walkway between this and the garage serving no.24 to the north east.

1.3 Existing additions to the property comprise a single storey rear extension spanning the width of the main dwelling (excluding the garage) and a first floor element above this on the north eastern side of the rear elevation.

1.4 Land levels slope gently downwards from the northeast to the southwest.

1.5 The application site lies in the Green belt within the Lockhaugh Settlement Envelope as designated in the UDP.

1.6 DESCRIPTION OF APPLICATION

The application proposes a first floor extension above the garage and a two storey extension to the rear of the garage as a continuation of this element. The proposal is also for a dormer on the rear roof slope.

1.7 RELEVANT PLANNING HISTORY

DC/06/00294/FUL - Erection of part single-storey/part two-storey extension at rear of dwellinghouse - granted 26.04.2006

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 An objection has been received from Councillor Charlton:

The proposed extension is large and will affect the light coming into the neighbouring property;
The proposed extension would affect the privacy of the neighbouring property.

3.3 Three objections have been received from residents regarding the scheme initially submitted:

Inaccurate description of proposal as it includes a loft conversion;
Proposal is out of character with the area;
Loss of light at neighbouring properties and gardens;
Loss of privacy in neighbouring gardens;
Overdevelopment and proposal out of scale with the surrounding properties.

3.4 Three further objections have been received from residents regarding the amended plans that have been submitted:

Inaccurate description of proposal as it includes a loft conversion;
The site plan cannot be scaled in the absence of a scale line or dimensions and the west elevation drawing does not provide all dimensions;
The site plan does not show property boundaries correctly;
The site plan does not show the footprint of adjacent properties correctly;
The 3D image does not show the adjacent properties or boundary fence correctly;
The proposal would be out of keeping with the character of the street scene, would be visually intrusive and would reduce light/result in overshadowing at neighbouring properties;
Impact on the Green Belt;
The proposal would have an overbearing and oppressive effect;
Loss of privacy at neighbouring properties;
Impact on access to the rear of neighbouring properties;
Previous reasons for objection have not been addressed in amended plans.

3.5 Following the Planning and Development Committee on 13 September 2017, a further representation has been received from a resident requesting a demonstration of the scale and extent of the proposals on site for the Committee site visit on 28 September 2017 and stating that building works and bin access arrangements would need to be discussed with neighbours.

4.0 Policies:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS19 Green Belt

ENV38 Washed-Over Settlements in Green Belt

HAESPD Householder Alterations- Extensions SPD

5.0 Assessment of the Proposal:

5.1 The key considerations to be taken into account when assessing this planning application are Green Belt, visual amenity and residential amenity.

5.2 GREEN BELT

The site is in the Green Belt and part 9 of the NPPF sets out the national policy for development within the Green Belt. Policy CS19 of the CSUCP reflects the NPPF.

5.3 The site is also within the Lockhaugh Green Belt settlement envelope as defined by saved policy ENV38 of the UDP, which states that providing that it does not have an adverse effect on the character of the settlement concerned and satisfies other detailed planning considerations, infilling development within the envelopes will be allowed.

5.4 The development is not considered to have a detrimental impact on the openness of the Green Belt, nor would it have an adverse effect on the character of Lockhaugh as a settlement; in addition, as the proposed dormer could be provided in isolation under permitted development rights, the applicant would have this fall back position.

5.5 It is therefore considered that the development accords with policy CS19 of the Core Strategy and Urban Core Plan, policy ENV38 of the UDP and the National Planning Policy Framework.

5.6 VISUAL AMENITY

The first floor extension above the garage would be widely visible. There are examples of extensions over garages along the street and it is considered that the proposal would not have an unacceptable impact on the streetscene.

- 5.7 The proposed dormer and projection from the rear of the garage are elements typical of a rear elevation in the area. For example, there are rear dormers at properties along Hollinhill and Deneway (to the south) and there are rear extensions on Hollinhill, with some joined to first floor extensions over garages, for example at no.22.
- 5.8 The first floor extension over the garage would not result in a terracing effect as the existing space between the host property's garage and the garage to no.24 would be retained. It is considered that the proposal would not be out of character with the street scene and would not result in overdevelopment of the property. In any event, the dormer in isolation could be installed under permitted development rights.
- 5.9 The proposal would respect local distinctiveness and character and it would comply with the aims and requirements of saved policy ENV3 of the UDP and policy CS15 of the CSUCP and The Householder Alterations and Extensions SPD.
- 5.10 RESIDENTIAL AMENITY
The host property is attached to neighbours at no.28 to the south west and there are detached neighbours to the north east at no.24.
- 5.11 The projection of the proposed extension to the rear of the garage would reflect that of the single storey extension to the garage of neighbours at no.24. The proposed first floor extension over the garage would bring the two storey part of the host dwelling closer to the boundary with neighbours with no.24. However, given the retention of the walkway between the two properties and the limited projection to the rear, it is considered that the proposed two storey element would not have an unacceptable overbearing impact on neighbouring properties.
- 5.12 Additionally, given the orientation of the properties, the proposed two storey element would result in additional overshadowing in the afternoon at neighbouring properties to the north east. However, consideration is given to the existing situation as a result of the orientation of properties on the street and it is considered that the proposed first floor/two storey extension would not result in an unacceptable loss of light at neighbouring properties.
- 5.13 The window in the side elevation of the proposed first floor extension (which would serve a bedroom) would be high level. It is understood that the window on the side elevation of the neighbouring property at no.24 serves a stairwell (which is not a habitable room), as a result it is considered the first floor/two storey extension would not result in an unacceptable loss of privacy at neighbouring properties.

- 5.14 Furthermore, as above, the dormer in isolation could be installed under permitted development rights without planning permission. Notwithstanding this, it is considered that the proposed dormer would not result in an unacceptable loss of light or privacy, or an overbearing impact at neighbouring properties.
- 5.15 The proposal would not conflict with the aims and requirements of saved policy DC2 of the UDP and policy CS14 of the CSUCP and The Householder Alterations and Extensions SPD.
- 5.16 **OTHER MATTERS**
Internal works to a property to create a loft conversion are not within the definition of development. External works such as dormers and rooflights are development and those features that exceed the limitations of the permitted development require planning permission. Therefore, the proposal description is considered to be accurate.
- 5.17 The application plans are at a correct scale and can be measured accurately.
- 5.18 A site visit has been made and officers are aware of the features of neighbouring properties and the relationships with the application site.
- 5.19 Access for building works is not controlled by planning and the 0.9m gap between nos.24 and 26, which is understood to be used for wheeling bins to the front of properties, would be retained.

6.0 CONCLUSION

- 6.1 Taking all the relevant issues into account, it is considered that the proposed development is acceptable in terms of Green Belt, visual and residential amenity, and would comply with the aims and objectives of the NPPF, and the relevant policies of the UDP and the CSUCP and The Householder Alterations and Extensions SPD.
- 6.2 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 -

Location Plan 1518/AG(00)01
1518/AG(02)02 revB
1518/AG(02)06
1518/AG(03)03 revA

1518/AG(03)04 revD
1518/AG(03)05 revC
1518/AG(03)07 revC
1518/AG(03)08 revD

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

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



This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Gateshead Council. Licence Number LA07618X