

Committee Report

Application No:	DC/17/01070/HHA
Case Officer	Josh Woollard
Date Application Valid	27 September 2017
Applicant	Mr & Mrs Gribbin
Site:	13 Gilliland Crescent Northside Birtley DH3 1NH
Ward:	Lamesley
Proposal:	Single storey rear extension, with single storey front 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 located within a residential street. The property in question is built in red brick featuring white UVPC door frames and windows, with an artificial, grey slate, gable roof.

1.2 The rear elevation faces south-west looking out on the highway where on-street parking is utilised by residents. The boundary to the rear of the property is marked by 1.5m timber fencing to the north-west, timber fencing to the south-east, and a 1.2m high brickwork boundary wall to the south-west facing onto the highway.

1.3 A significant garden (approximately 25m long) is provided forward of the principal elevation (north east).

1.4 The dwelling is situated on an uneven land level sloping down from west to east, with the property in question built at a higher level than the highway to the rear of the property. Its direct neighbour, 14 Gilliland Crescent, is situated on the same land level.

1.5 The host property shares a party wall with 14 Gilliland Crescent but is set back 1.5m. It is detached from 12 Gilliland Crescent, with 2.6m between side elevations but is set further back. The host property is therefore out of the uniform building line of housing along Gilliland Crescent.

1.6 DESCRIPTION OF THE APPLICATION

The application is for the development of a single storey rear extension and a single storey front extension.

1.7 The proposed front extension would be 1.9m in width extending 2.3m out, but not beyond the existing side or principal elevation. The extension would feature

the same red facing brickwork, artificial, grey slate roof tiles, and a single Velux window.

1.8 The proposed rear extension would be 6.2m in width spanning the length of the rear elevation, and would extend 3m out, leaving 5.1m to the rear boundary wall. This would project 1.5m past the rear elevation of 14 Gilliland Crescent. The extension would also feature red facing brickwork, artificial, grey slate roof tiles on a pitched roof and 2 new Velux windows.

1.9 PLANNING HISTORY

No relevant planning history.

2.0 Consultation Responses:

None received.

3.0 Representations:

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

3.2 One objection has been received from Councillor Bradley which raised concerns with regard to the proposed rear extension being out of character with the wider street scene, whilst also overshadowing the windows in the rear elevation of 14 Gilliland Crescent.

3.3 Five objection letters from residents have been received. The main concerns centred on the rear extension and are summarised below:

- Overshadowing;
- A loss of privacy;
- A detrimental impact on the outlook of 14 Gilliland Crescent;
- An adverse impact on the character of the wider street scene;
- Highway safety.

3.4 A number of non-material planning considerations were raised, such as:

- Loss of views;
- Loss of property value;
- Matters controlled under building regulations.

3.5 These matters should not be afforded any weight in the decision making process.

3.6 Two letters of support were also received from residents raising one material planning consideration that the proposed rear extension would not cause a loss of sunlight to neighbouring properties. One non-material planning consideration

was also raised stating how the proposal would improve the applicant's personal circumstances.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

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 main issues are considered to be the impact on the street scene, residential amenity, and the impact on highway safety.

5.2 DESIGN

Saved Unitary Development Plan (UDP) policy ENV3 along with CSUCP policy CS15 requires that new development must be of a high quality sustainable design that makes a positive contribution to the established character and identity of the local area. This is echoed by section seven of the NPPF which places a strong emphasis on the requirement for good design.

5.3 When considering proposals to extend or alter existing residential properties the Council's Household Alterations and Extensions Supplementary Planning Document (HAESPD) advises that new extensions should not dominate the existing building to ensure an appropriate scale is maintained and that extensions are subservient to that of the original building to ensure it respects and compliments the host property.

5.4 The application proposes a single storey front extension which has been designed to remain respectful of the existing property by way of a continuation of the use of a pitched roof along with materials to match the existing. The HAESPD advises that front extensions should incorporate a pitched roof (unless that would conflict with the design of the existing property) and should use materials and window styles which respect or match the current style. The front extension accords with this design guidance. Furthermore, the proposed front extension does not extend beyond the principal elevation. The proposed front extension would be subservient to the rest of the property.

5.5 Turning to the rear extension, the HAESPD advises that rear extensions to semi-detached properties should be limited to a maximum projection of 3m,

which this extension abides by. Furthermore, the proposal has also been designed to remain respectful of the existing property and features materials to match and a pitched roof.

- 5.6 One of the main concerns raised during the consultation process related to the impact on the street scene. As the existing property is already out of the uniform building line along Gilliland Crescent, the proposed rear extension would not damage the established character of the street scene.
- 5.7 The proposal would be in keeping with the character of the wider street scene complimenting the existing dwelling house. The development is considered to meet the requirements of saved UDP policy ENV3, CSUCP policy CS15 and the requirements of the NPPF as it does not cause harm to the host property or adversely affect the existing character or identity of the local area.
- 5.8 **RESIDENTIAL AMENITY**
The NPPF requires the planning process to achieve a good standard of amenity for all existing and future occupiers of land and buildings. This is a core principle of the planning system and is echoed by CSUCP policy CS14 and saved UDP policy DC2 which seek to ensure that development does not cause any undue disturbance to nearby residents, safeguards the enjoyment of light and privacy for existing residential properties, and ensures an acceptable level of amenity for existing and future residents.
- 5.10 Due to the location of the front extension it would not affect 14 Gilliland Crescent and no habitable windows at 12 Gilliland Crescent would be overshadowed. Notably, no objections were raised with regard to the proposed front extension.
- 5.11 The host property is set back 2.3m from 12 Gilliland Crescent and there is 2.6m between their side elevations. This reduces the overall effect of the rear extension on this neighbouring property. The host property is located to the north of 14 Gilliland Crescent and is set back 1.5m. As such, loss of light is mitigated by the orientation of the properties. It should also be noted that the proposed rear extension could fall under the remit of the General Permitted Development Order, and could therefore be built under Permitted Development. As such, the applicant possesses a strong fall-back position and appropriate weight should be attached to this.
- 5.12 Issues of privacy were also raised by objectors to the application, in reference to looking down into the two new Velux windows in the rear extension. However officers consider that the extent to which privacy will be affected is minimal. The proposed rear extension only projects 1.5m ahead of 14 Gilliland Crescent. As such, the angle of view looking down into the new Velux windows from the first floor habitable window would be very acute.
- 5.13 The development therefore meets the aims and requirements set out in policy DC2 of the UDP, policy CS14 of the CSUCP, and the requirements of the NPPF.

5.14 HIGHWAY SAFETY AND PARKING

Comments were raised by objectors with regard to on-street parking and the future availability of off-street parking as a result of the proposed rear extension. Parking and highway access arrangements would be unaltered by the proposal and therefore the proposed development would not have an unacceptable impact on highway capacity, highway safety or parking provision. It is therefore considered that the proposal complies with policy CS13 of the CSUCP.

6.0 CONCLUSION

6.1 It is considered that the proposed development, due to its design and layout, would not amount to an unacceptable impact on the residential amenity of neighbouring properties as it would not result in a harmful increase in loss of light, over shadowing or visual intrusion.

6.2 Taking all the relevant issues into account, it is considered that the proposed development is acceptable, would not result in significant harm to design or residential amenity, or highway safety, and would comply with the aims and objectives of the NPPF, and the relevant policies of the UDP and the CSUCP.

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 1:1250

Elevations Plan 1:50

Floor Plan 1:50

Site/Roof Plan 1:50

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.



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