

**Committee Report**

<b>Application No:</b>	<b>DC/17/01356/HHA</b>
<b>Case Officer</b>	<b>Luke Wrigley</b>
<b>Date Application Valid</b>	<b>14 December 2017</b>
<b>Applicant</b>	<b>Mr Graham Stephenson</b>
<b>Site:</b>	<b>6 Westmorland Gardens Gateshead NE9 6HP</b>
<b>Ward:</b>	<b>Low Fell</b>
<b>Proposal:</b>	<b>Single storey rear extension and the erection of a pitched roof on existing garage.</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Householder Application</b>

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

The application concerns 6 Westmorland Gardens which is a two storey, semi-detached property, located within a residential area.

1.2 The property is located within Low Fell just off Coleridge Avenue however it does not fall within the Low Fell Conservation Area. There is no strong design uniformity on the road with a mix of detached and semi-detached houses and bungalows of varying scales and designs. However the design of number 6 Westmorland Gardens does mirror that of number 4, the other half of the pair of semi-detached properties. To the rear of the application site there has been a block of six flats erected at Callaurie Court.

1.3 The existing attractive property is finished in red brick with pebble dash render throughout, under a red pantile roof. The property has a gable feature at the front of the property with a steep roof slope also allowing for a dormer window at the front of the property.

1.4 The property benefits from off street parking with a detached garage to the rear of the property which adjoins the neighbouring property's detached garage at 8 Westmorland Gardens. The garage is built of similar materials to the existing house, and has a flat roof. There is also a driveway which could comfortably accommodate a further two cars due to being 16 metres in length from the site boundary to the principal elevation of the garage.

1.5 The application already features a small addition to the rear of the property which projects out 2.4 metres, set in from the adjoining property by 7.6 metres, erected with a pitched roof 3.45 metres in height. The extension has been finished with materials that replicate those used in the original erection of the property.

**1.6 DESCRIPTION OF THE APPLICATION:**

- 1.7 The application is referred to the Planning and Development Committee for determination as the applicant is an employee of the Council, working within the Development Management Team.
- 1.8 The application seeks permission for the erection of a single storey rear extension to the property, and the erection of a pitched roof on the existing flat roofed garage.
- 1.9 Specifically the rear extension would project out from the existing rear elevation by 3.53 metres. The extension would be 7.64 metres in width infilling the space between the existing rear extension and the southern boundary. The proposed would be erected with a height of 2.9 metres from true ground floor level finished with a flat roof.
- 1.10 The extension would feature no windows in either side elevation. The proposal features one picture box window at the rear elevation, and a separate 3 part sliding door to allow access in and out of the house to the rear garden. The extension would have two roof lights incorporated into its flat roof.
- 1.11 The proposed would be completed with horizontal timber cladding at all elevations, and would see the frames and parapet walls trim finished in aluminium with a powder coating to achieve a contemporary appearance.
- 1.12 The applicant also proposes the addition of a pitched roof on the existing garage. Specifically this would increase the height of the garage roof by 1.2 metres and would replicate the garage at 8 Westmorland Gardens that adjoins the application site.
- 1.13 The application also sees the addition of a new window in the existing extensions north elevation which would be fitted with opaque glazing. The existing side (north) elevation of the house would also see a new door and side window in place of the existing kitchen window.
- 1.14 Planning History  
No relevant planning history

## **2.0 Consultations:**

None

## **3.0 Representations:**

- 3.1 9 properties have been notified of the application. To date no letters or emails of representation have been received.

## **4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

DC2 Residential Amenity

ENV3 The Built Environment- Character/Design

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

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 its scale and design, and the effect of the proposal on the living conditions of neighbouring occupiers.
- 5.2 SCALE AND DESIGN:
- 5.3 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.
- 5.4 When considering proposals to extend or alter existing residential properties the Councils Household Alterations and Extensions Supplementary Planning Document (HAESPD) advises that new extensions should not dominate the existing building, ensuring that an appropriate scale is maintained, and that extensions are always subservient to that of the original property to ensure it respects and compliments the host property.
- 5.5 The host property is a two storey residential property which can accommodate family living with a single detached garage, on a reasonably sized plot. On this basis the host property has reasonable opportunity to extend without the development appearing overly dominant or out of character with the host property.
- 5.6 Due to the house having already been extended historically to the rear, this has to be taken into account when assessing additions to the original dwelling house. The proposal would involve infilling the gap left between the existing rear extension and the common boundary (although it should be noted the plans do leave a 0.4 metre gap from the boundary). The proposed extension would project 1.12 metres past the existing extension and would therefore be visible from both neighbours to the north and south of the application site, however it would appear as a modest addition.

- 5.7 Due to the subservient form of the proposed extension the development is considered to be an appropriate design and scale to that of the host property and surrounding area. Furthermore the use of horizontal timber cladding and the contemporary approach that the applicant is trying to achieve is considered to be of a high quality and design contrasting against the original house to create a high quality aesthetic finish, whilst it would retain the curtilage space to the rear of the property as set out in the HAESPD.
- 5.8 The Siting of the proposed development to rear of the property restricts any visibility from the public realm. The proposal would have an acceptable relationship with the existing house, and would not have an overbearing visual impact with regard to bulk and design.
- 5.9 It is considered that the erection of a pitch roof on the garage would improve its design, by making it identical to what has already been erected at 8 Westmorland Gardens. The proposed would therefore not be out of character with the wider street scene, and would be of a better aesthetic quality than the existing flat roof garage, refreshing the image of the existing.
- 5.10 Therefore 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.
- 5.11 LIVING CONDITIONS
- 5.12 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.
- 5.13 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 the 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.
- 5.14 It is considered that the proposed rear extension would not amount to an unacceptable impact on a neighbouring property. It would not result in a loss of light, overshadowing or visual intrusion.
- 5.15 8 Westmorland Gardens is largely protected from the development and would only be able to see a projection of 1.12 metres from the existing extension, and with a distance of 5.6 metres from the proposal and the common boundary this neighbour would be unaffected by the proposed development at 6 Westmorland Gardens.
- 5.16 The extension is set off the common boundary of the application site and number 4 Westmorland Gardens by 0.4 metres and with a projection of 3.53

metres and height of 3 metres (flat roof) it is considered that this would not result in a dominating effect. In terms of loss of light, the adjoining neighbour is directly south of the application site and therefore as the sun moves round from east to west the effect of the erection of the proposed is considered to be nil.

- 5.17 The erection of the proposed rear extension is considered to result in no loss of privacy, due to only being single storey there would be no overlooking of neighbours gardens.
- 5.18 The erection of a pitched roof on the existing detached garage would have no negative consequence upon the residential amenity of the neighbouring property, raising the roof height by just one metre, with the neighbouring property (8 Westmorland Gardens) protected by their own pitched roof detached garage.
- 5.19 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.
- 5.20 **HIGHWAY SAFETY AND PARKING**  
The proposal would not have an unacceptable impact on highway safety and parking in the area and is therefore in accordance with policy CS13 of the CSUCP.

## **6.0 CONCLUSION**

- 6.1 Taking all the relevant issues into account it is considered that the proposed development would not constitute inappropriate development. The proposal is of an appropriate design and scale that will complement the existing house and locality, and will not adversely affect impact on residential amenity or highway safety.
- 6.2 Accordingly the proposed development accords with the development plan which is not outweighed by other material planning considerations. It is therefore recommended that planning permission be granted subject to 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 -

PL01 Nov.17

PL02 Nov.17

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

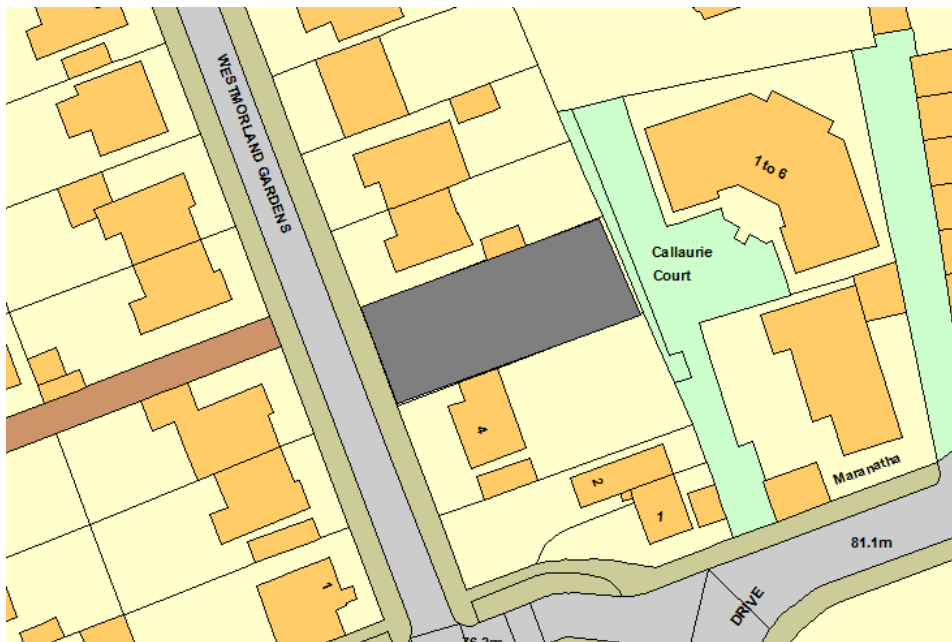
The development hereby permitted shall be constructed entirely of the materials detailed and shown on plan number

PL01 Nov.17

PL02 Nov.17

#### 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.



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