

Committee Report

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| Application No: | DC/18/00332/HHA |
| Case Officer | Josh Woollard |
| Date Application Valid | 1 May 2018 |
| Applicant | Mr Philip Todd |
| Site: | 4 Clavering Way Axwell Park Blaydon NE21 5NT |
| Ward: | Blaydon |
| Proposal: | Addition of a first-floor to create a dormer bungalow, single storey rear extension, raised patio to rear, and block paved front driveway (description amended 25.05.18, amended plans received 25.06.18) |
| Recommendation: | GRANT |
| Application Type | Householder Application |

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

Clavering Way is a small cul-de-sac within the Axwell Park private estate. The host property is located at the top of the cul-de-sac in the south-east corner.

1.2 The application site is a bungalow located within a residential street. The property in question is built in red brick featuring beige coloured timber windows, entrance and garage doors. The front elevation faces north onto Clavering Way with a small Cherry Blossom tree located in the north west corner of the site. There are no properties in the immediate vicinity to the rear (south), with the area taken over by woodland.

1.3 Land levels slope downwards from south to north. Due to the uneven land levels, the northern section of the site is approximately 0.6m lower than the southern section. In relation to neighbouring properties, the property is higher than its adjacent neighbour, number 5, to the north, but lower than the most prominent property on the street, number 3, to the west.

1.4 Of the six bungalows along Clavering Way, two feature dormer windows which face onto the street. Number 5 has a small pitched dormer window above the garage, whilst number 2 has two larger pitched dormers in the centre of the roof slope.

1.5 DESCRIPTION OF THE APPLICATION

The application seeks to raise the roof of the bungalow by approximately 1.2m, install two dormers to the front roof slope above the existing bay windows, and two dormers in the rear roof slope. In addition, the scheme proposes a single storey flat roof extension projecting 4m beyond the rear elevation with a maximum height of 3.6m.

- 1.6 The scheme also seeks permission for block paving to the front and a raised patio area running around the perimeter of the property.
- 1.7 The Cherry Blossom tree at the front of the property, along with two larger trees to the rear are proposed to be removed.
- 1.8 The application proposes to use red/brown facing brickwork, white/grey render, anthracite UPVC/aluminium doors, UPVC windows, cement roof tiles, and UPVC fascias, soffits and rainwater goods.

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 Neighbour notification letters were sent on 17th May. Following an amendment to the description of the application, a second letter, notifying neighbours of the change, was sent out on 25th May. 4 objections were received.
- 3.3 Following receipt of amended plans, neighbour notification letters were sent on 27th June. 3 objections have been received.
- 3.4 The objections received are summarized as follows:
 - Change in height and façade is totally at odds with the other bungalows and the spirit of the Deeds of Mutual Covenants
 - Proposed development is not in-keeping with the bungalows of Clavering Way and would set a precedent for other properties to convert to houses
 - Proposed black tile use is unsuitable for use in that cul-de-sac and out of line with current bylaws
 - Impact on natural light
 - Out of character with other bungalows
 - Road designated as bungalows only and revised plans will create a house
 - Development has many courses of brickwork added above the windows. This converts it to a house
 - Grey slate roof tiles are out of character
 - Garage infill will set a precedent emphasising the height of the proposal and introduces a window shape that is at odds with the other properties
 - Proposal does not confirm use of white window frames
 - Overbearing in its proportion, design and choice of materials

3.5 In addition, a petition containing 7 signatures has been received raising concerns with regard to:

- Proposed height increase would dominate our street exaggerated by the radically different design proposals for the facia
- Proposed height increase will have a very negative impact on amount of sunlight

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS14 Wellbeing and Health

CS15 Place Making

ENV3 the Built Environment - Character/Design

DC2 Residential Amenity

HAESPD Householder Alterations- Extensions SPD

5.0 Assessment of the Proposal:

5.1 The main issues are the impact on the street scene and residential amenity.

5.2 IMPACT ON STREET SCENE

Saved UDP policy ENV3 along with policy CS15 of the CSUCP 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 twelve of the NPPF which places a strong emphasis on the requirement for good design.

5.3 Policy ENV3 further requires that all development will be expected to recognise established design principles with regard to such factors as scale, massing, height, materials, density, legibility, views and vistas. The relationship between buildings and the spaces around and between them must be handled in a sensitive manner.

5.4 As previously outlined, the application proposes to increase the ridge height of the property by 1.2m thus creating a second storey of accommodation within the loft, and erecting a modest rear extension. In relation to the property to the north, number 5, and the property to the west, number 3, the spaces in between these properties will not be encroached upon. The scheme is considered to be in line with policy ENV3 in that the design respects the spaces between

buildings whilst also meeting the aims of paragraph 127 of the NPPF in optimising the potential of the site.

- 5.5 Moving towards the wider impact on the street scene, changing land levels on site are more gradual when compared to the properties to the north. With specific reference to number 1 Clavering Way, the western section of the property appears to be a single storey bungalow whereas the eastern section reads as a two-storey dwellinghouse. It is therefore considered that the scale and legibility of properties on the street varies because of land levels. Furthermore, number 3 Clavering Way, the property adjacent to the west, is set on a higher land level and as a result is the most prominent property within the cul-de-sac. The host property, in comparison, is set back and is more innocuous. As such, despite the increased scale of the property, it is not considered to be out of character.
- 5.6 Objections received raise concerns regarding brickwork introduced above the bay windows. The existing property currently does not feature brickwork above the bay windows, however it is not an uncommon feature on the street. A number of properties (number 2 and 5) have one soldier course of brick between the roof and the windows, whilst number 3 has a soldier course and an additional 2 courses above that. Recognising that the proposed scheme will introduce a larger course of brickwork, a considered design has been employed to mitigate its effect. Above the bay windows a soldier course will be introduced, in-keeping with the character of the street, and above a pitched roof shall be constructed. Together with a large soffit, much of the newly incorporated brickwork will be hidden or shadowed. The property will appear as a dormer bungalow.
- 5.7 Further objections question the proposed materials. Bungalows on the street are characterised by white UPVC windows. The existing property features beige timber windows, garage and entrance doors. The renovation of the property and introduction of new Anthracite Grey UPVC units is considered to be more in-keeping with how the area has progressed and modernised over time.
- 5.8 Number 2 and number 5 Clavering Way have also introduced sections of render to the front elevation producing a crisper, more modern finish. The proposed section of render is restricted to the entrance to the property and a strip where the existing garage doors will be removed. The rendered finish is considered to contrast well with the red brick, as established at number 2 and number 5.
- 5.9 The applicant has advised the Council that the ground floor window within the section of render will provide light to an accessible shower room. As such, any larger pane of glass could be detrimental to the users of the room. Gateshead Council's HAESPD advises that any potential negative impact the proposals has in terms of the original property, adjacent properties, general street scene will be balanced against the extent to which the proposed will improve an individual's quality of life. It is considered that although the window design is uncommon when compared to other properties, the presence of a feature

window within an expanse of render is not uncommon. On balance, therefore, the unique window design is not considered to warrant a refusal reason in and of itself.

- 5.10 Objections also raise concerns about the anthracite tiles that are proposed as they are out of character and not in line with bylaws. It is considered that the anthracite tiles will be in-keeping with the dark shade of tile that is predominant along Clavering Way. Axwell Park Committee bylaws are a non-material planning consideration and no weight has been attached to this matter.
- 5.11 Taking into account all of the above, the scheme is considered to recognise established design principles with regard to scale, massing, height, materials...and legibility, in line with Saved policy ENV3, policy CS15 of the CSUCP, and the NPPF.
- 5.12 RESIDENTIAL AMENITY
Policy CS14 of the CSUCP seeks to prevent negative impacts on residential amenity. Saved policy DC2 of the UDP ensures that planning permission will be granted for new development where it:
- a) Does not have an adverse impact on amenity or character of an area, and does not cause undue disturbance to nearby residents or conflicts with other adjoining uses;
 - b) Safeguards the enjoyment of light and privacy for existing residential properties;
 - c) Ensures a high quality of design and amenity for existing and future residents.
- 5.13 Gateshead Council's HAESPD advises that 'if it is considered that an extension would have an overbearing or oppressive effect over neighbouring dwellings, this may result in the application being refused planning permission. Loss of outlook will be assessed in a similar way to overshadowing'. In making an assessment, 'full account will be taken of the position of neighbour's windows and the way they relate to the extension; alongside the orientation of the extension to the path of the sun'.
- 5.14 When considering the outlook of number 5 Clavering Way, the side elevation faces south towards the host property. One window is located within the ground floor of this elevation and it faces onto an existing retaining wall. As such, the outlook and amount of light into this window is already considered to be low, and any additional impact as a result of the proposed works is considered to be limited.
- 5.15 When considering overbearing and overshadowing, the host property is not built in a linear arrangement. The eastern section of the property is set back from number 5 whilst the western section is set slightly forward. As a result of this relationship between the two properties, it is not considered that the development would have an overbearing impact on number 5. All habitable room windows within the principal elevation are set forward of the host property, and none face towards it. In terms of the rear of number 5, the host property is

located to the south west almost in line with the rear elevation of number 5. As such, any overshadowing that currently occurs would be restricted to late evening and within the southernmost corner of number 5's rear garden. Taking into account the proposed works, it is not considered that they would amount to an unacceptable impact on the residential amenity of number 5.

- 5.16 Moving towards number 3 Clavering Way, the host property is located to the east and set down on a lower land level. As such, the proposed works are not considered to have an unacceptable impact on the residential amenity of the occupants of number 3.
- 5.17 In terms of the wider street, a number of large trees border the front boundary of number 1 Clavering Way and at least 22.5m separates number 4 from number 2.
- 5.18 Considered the above, the proposed scheme is not considered to have an unacceptable impact in terms of outlook, overshadowing, overbearing, or loss of light. It is therefore considered to be compliant with policy CS14 of the CSUCP, policy DC2 of the UDP, and Gateshead Council's HAESPD.
- 5.19 **HIGHWAY SAFETY**
The proposal 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.
- 5.20 **OTHER MATTERS**
A number of non-material planning considerations were raised during the neighbour consultation process, ranging from Axwell Park Committee bylaws, designations, and Deeds of Mutual Covenants. No weight has been attached to these issues as part of the decision-making process.

6.0 CONCLUSION

- 6.1 Taking into account all the relevant issues, it is considered that the proposal is compliant with the aims and objectives of the NPPF, Saved UDP policies ENV3 and DC2, policies CS13, CS14, and CS15 of the CSUCP, and Gateshead Council's HAESPD.

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 -

4 Clavering Way - Location Plan (1-1250)

4 Clavering Way - Location Plan with Topo (1-200)

- 4 Clavering Way - Dwg 01 - Ex Flr Plan
- 4 Clavering Way - Dwg 02 - Ex Elevations
- 4 Clavering Way - Dwg 03 (Rev B) - Proposed Site Plan (1-200)
- 4 Clavering Way Revised Plans Elevations (Rev C - 2018.06.25)

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 the submitted Application Form.

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.

4

Prior to the commencement of works (including demolition) on site a Bat Method Statement will be submitted to and approved in writing by the Council. Thereafter the agreed Bat Method Statement will be implemented in full for the duration of the demolition (including in part) and construction phase(s) of the development.

Reason

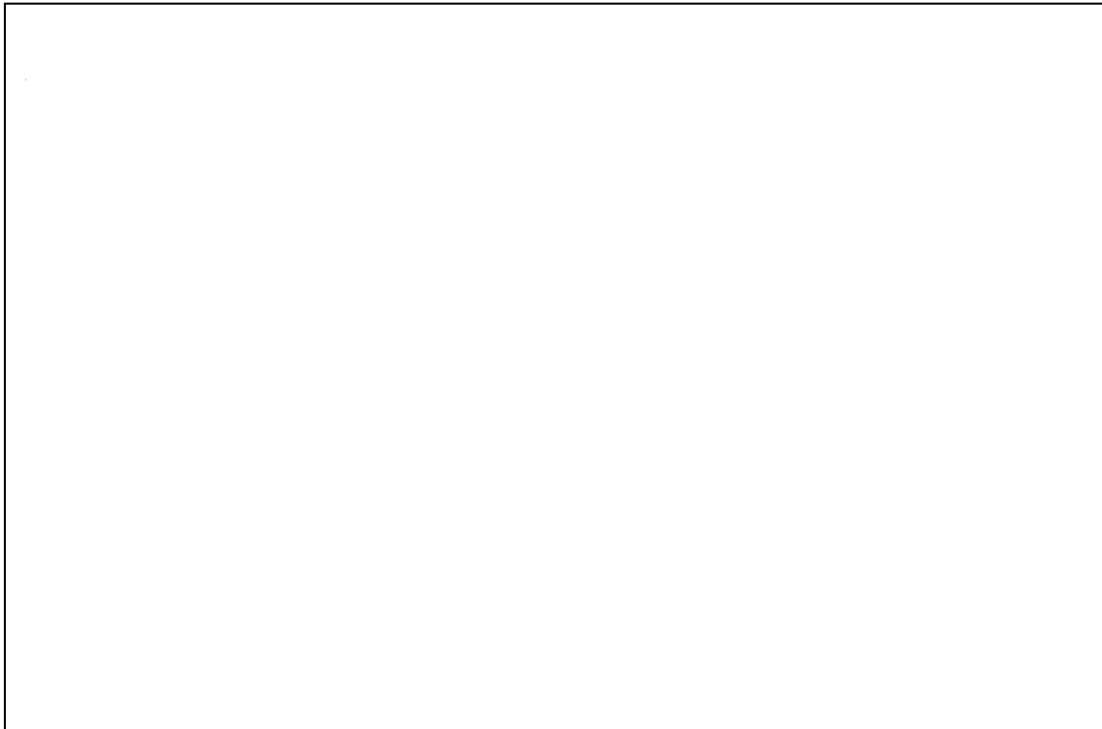
To reduce the residual risk of harm to individual bats and their roosts in accordance with the requirements of the NPPF and policies CS18, DC1(d) & ENV46.

5

Prior to occupation 1 no. Schwegler Bat Box will be installed under ecological supervision at a minimum height of 3m above ground level on the south facing elevation of the building. Thereafter the installed potential bat roost feature will be retained for the life of the development.

Reason

To provide replacement potential bat roost features and deliver a net gain in biodiversity in accordance with the requirements of the NPPF and policies CS18 & ENV46.



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