

**Committee Report**

<b>Application No:</b>	<b>DC/19/00961/HHA</b>
<b>Case Officer</b>	<b>Josh Woollard</b>
<b>Date Application Valid</b>	<b>12 September 2019</b>
<b>Applicant</b>	<b>Mrs Elizabeth Leng</b>
<b>Site:</b>	<b>18 The Cedars Whickham Newcastle Upon Tyne NE16 5TH</b>
<b>Ward:</b>	<b>Whickham South and Sunnyside</b>
<b>Proposal:</b>	<b>Resubmission of application DC/19/00307/HHA for erection of single storey rear extension, front porch extension and additional pitched roof to existing flat roof side extension (part-retrospective) (amended plans 07.09.19)</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Householder Application</b>

**1.0 The Application:**

**1.1 DESCRIPTION OF THE SITE**

1.2 The Cedars is made up of four cul-de-sacs located to the west of the B316 (Sunnyside Road). Three of the cul-de-sacs run north to south and sit parallel with one another. The application site is located along the middle of the three cul-de-sacs.

1.3 Properties along The Cedars are two-storey, detached dwellinghouses with dual pitch roofs. Many properties have first floor side extensions with either flat roofs or pitched roofs, whilst many have been extended at the front with extensions varying in size.

**1.4 DESCRIPTION OF THE APPLICATION**

1.5 The application seeks retrospective planning permission for the following works:

- Single storey front porch extension with pitched roof extending across the entire principal elevation and a stone pillar to support the canopy above the garage
- Single storey rear extension
- Pitched roof above existing flat roof first-floor side extension
- Application of render and brick to the principal elevation at first-floor level

1.6 The single storey front extension projects 1.6m from the principal elevation and is finished in natural stone to the front and brick to the side elevations.

1.7 The single storey rear extension projects 2.5m from the rear elevation and would be finished in brick with a pitched tiled roof.

1.8 The render to the principal elevation is light grey in colour.

#### 1.9 RELEVANT PLANNING HISTORY

- DC/19/00307/HHA - Single storey rear extension, front porch extension and additional pitched roof to existing flat roof side extension (part retrospective) – Granted 09.05.2019

### 2.0 Consultation Responses

Not Applicable

### 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 20 letters of representation have been received from 9 different households objecting to the planning application. The objections are summarized as follows:

- The front extension disrupts the established building line
- The pitched roof across the entire front elevation and stone pillar is out of character with the other houses in the street
- The amount of stone used in the front elevation is out of character
- There are no hanging tiles which are out of character
- The front extension and pillar would impact on car parking which would have a detrimental impact on highway safety
- Noise and disturbance resulting from construction works
- Building works took place prior to the application being submitted
- Inaccurate description of the development
- Loss of property value
- Extensions are not in accordance with approved plans
- Loss of outlook
- Contrary to Gateshead Council's Household Alterations and Extensions SPD

### 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- Extensions SPD

## **5.0 Assessment of the Proposal:**

5.1 The key considerations to be taken into account when assessing this planning application are set out below:

### **5.2 BACKGROUND**

5.3 Whilst planning permission is sought for a number of works, the applicant benefits from extant planning permission (granted under application DC/19/00307/HHA) to construct a single storey rear extension, to replace an existing porch with a larger front porch extension projecting 1.45m from the principal elevation, a pitched roof above the existing flat roof, first-floor side extension, and the application of render to the principal elevation at first-floor level.

5.4 This planning application has been submitted to remedy a number of breaches where the works are not in accordance with the approved plans and to make other minor changes to the plans. The changes are as follows:

- Increase projection of front porch extension from 1.45m to 1.6m in line with what has been built on site
- Extend pitched roof above front porch across the garage and construct a stone pillar to support the roof canopy
- Remove a window within the side elevation of the front porch extension
- Change render finish at first-floor level above the garage to brick
- Clarify the use of natural stone to the entire front elevation of the porch extension

### **5.5 IMPACT ON STREET SCENE**

5.6 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 twelve of the NPPF which places a strong emphasis on the requirement for good design.

- 5.7 Gateshead Council's HAESPD advises that alterations and extensions should respect the style and appearance of the dwelling, and the character of the locality, particularly in relation to:
- Built form, scale and proportions
  - Roof form and pitch
  - Window and door shape, style and details
  - External materials
  - Gardens and landscaping
  - Boundary walls, gates and piers
- 5.8 There are a number of front extensions along The Cedars and these vary in design, scale, and materials.
- 5.9 Number 20 The Cedars has a front extension with a stone pillar. Within the front elevation of the extension is a single high-level window and as a result, proportionally there is a greater use of stone.
- 5.10 Number 24 The Cedars has a stone-built front extension with a lean-to canopy roof and a dual pitch roof above the porch. Within this porch is a small circular feature window.
- 5.11 Number 25 The Cedars has a stone-built porch with large elements of glazing, canopy roof and a black circular pole to support the canopy.
- 5.12 Number 26 The Cedars has a smaller front extension with a canopy roof and a stone pillar to support the canopy. This extension also has a single high-level window and therefore has a greater use of stone in comparison to some other extensions along The Cedars.
- 5.13 Number 47 The Cedars has an open stone-built structure to the front with timber rafters above.
- 5.14 In terms of this planning application, whilst the overall projection at the front would go beyond the other 3 houses that sit to the east of The Cedars, it is considered that the extension needs to be considered in the context of the wider locality rather than just the stretch of four houses (16-19 The Cedars). As established above, there is little uniformity in the way properties along The Cedars have been extended to the front and it is therefore considered the increased projection of 15cm (over the previously approved scheme) would not have a harmful effect on the street scene, when considering the wider locality.
- 5.15 Moving to the pitched roof extending across the entire principal elevation to form a canopy over the garage and the associated stone-built pillar to support it, numbers 16-19 The Cedars each have a pitched roof which extends across the entire elevation. Whilst it is

acknowledged that they do not project as far, the design feature does exist within the street scene. Further, as highlighted above there are a number of pillars supporting canopies in the area and some of these, at numbers 20 and 26 for example, are constructed from stone. As such, it is considered that the pitched canopy roof and stone pillar is acceptable.

5.16 Hanging tiles within the area vary in the scale that they are used and in colour, ranging from light grey, dark grey, cream, turquoise, light green and dark green and vary in terms of the scale. Planning permission has been granted to apply light grey render to the principal elevation. This application seeks to finish the exterior above the garage with brick. This design feature is commonplace and is present at 16-19 The Cedars inclusive. As such, this change is considered to be acceptable.

5.17 In terms of the other works, including the pitched roof above the flat roof, first-floor side extension, the rear extension, and the removal of a window within the side elevation of the front porch, these works are considered to be acceptable.

5.18 Given the above assessment, it is considered the development would comply with the NPPF, policy CS15 of the CSUCP, Saved policy ENV3 of the UDP, and Gateshead Council's HAESPD.

#### 5.19 HIGHWAY IMPACTS

5.20 Paragraph 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.21 Representations received raise concerns as to the potential loss of parking as a result of constructing the pillar and the front porch extension.

5.22 Within a residential area, on-street parking is often commonplace, and it is not considered that the additional parking demand resulting from one property would warrant refusal of the application. Notwithstanding this, a single useable parking space would be retained on site and this is considered acceptable.

5.23 As such, it is not considered that the development would result in an unacceptable impact on highway safety, nor would it have a severe impact on the road network. It is therefore considered that the development would comply with the NPPF and policy CS13 of the CSUCP.

#### 5.24 RESIDENTIAL AMENITY

- 5.25 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.
- 5.26 Properties along the Cedars are detached. Number 19 is located to the north and number 17 is located to the south of the application site. Given the separation between the properties and the limited projection of 1.6m, it is considered that this would not result in an unacceptable impact on residential amenity in terms of loss of light, outlook, privacy, or overbearing impact.
- 5.27 As such, it is considered that the development would comply with the NPPF, policy CS14 of the CSUCP, and Saved policy DC2 of the UDP.

#### 5.28 OTHER MATTERS

- 5.29 With regard to the construction works taking place without planning permission, Section 73A of the Town and Country Planning Act 1990 allows for an application to be made to a local planning authority for development carried out without planning permission. Section 54A of the Town and Country Planning Act 1990 provides 'where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'. This applies to all applications for planning permission.
- 5.30 With regard to the inaccurate description of the proposed development, it is considered that the description of the development is accurate and should be read alongside the submitted plans. As such, it is not considered that the ability for residents to submit representations has been prejudiced.
- 5.31 A number of non-material planning considerations have been raised including loss of property value, and noise and disturbance associated with construction works. These have not been afforded any weight in the determination of this planning application.

### 6.0 CONCLUSION

- 6.1 Taking all the relevant planning policies into account along with all other material planning considerations, it is recommended that retrospective planning permission be granted, subject to conditions.

### 7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service 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 -

001 Rev D (Oct 2019)

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

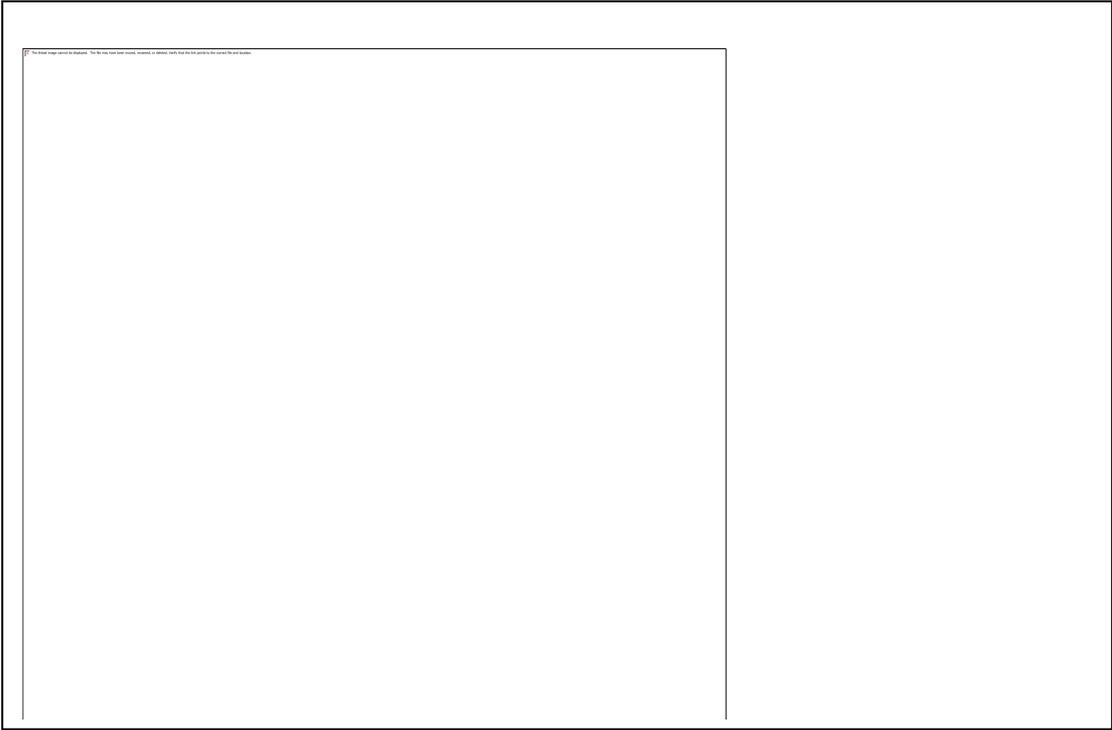
In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development hereby permitted shall be constructed entirely of the materials detailed and shown on plan number 001 Rev D (Oct 2019)

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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