

**Committee Report**

<b>Application No:</b>	<b>DC/19/00316/HHA</b>
<b>Case Officer</b>	<b>Tracy Long</b>
<b>Date Application Valid</b>	<b>7 April 2019</b>
<b>Applicant</b>	<b>Mrs Armstrong</b>
<b>Site:</b>	<b>41 Deneway Lockhaugh Rowlands Gill NE39 1BB</b>
<b>Ward:</b>	<b>Winlaton And High Spen</b>
<b>Proposal:</b>	<b>Proposed single storey front porch extension, single storey side garage extension, single storey rear extension, rear dormer extension and installation of 4 rooflights in the front roof plane (description amended 26 April 2019)</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Householder Application</b>

**1.0 The Application:**

**1.1 DESCRIPTION OF APPLICATION SITE**

1.2 The application site is a brick built, semi detached, bungalow at 41 Deneway in Rowlands Gill. The front of the house is enclosed by a low brick wall in part and a low hedge in part. The area at the front of the house is partially gravelled and partially paved to allow for the parking of vehicles. The paved drive leads to a detached garage towards the rear of the bungalow. There are two single storey flat roof extensions at the rear of the bungalow. The rear garden is enclosed partially by a 1.8 metre high close boarded fence along the rear garden boundary with No.39 Deneway. The rest of the rear garden is enclosed by a hedge around 1.8 metres high.

1.3 The house is situated within a residential area surrounded by other houses. A footpath runs along the southern boundary of the site. Land levels fall gently from the front of the house to the rear (west to east).

**1.4 DESCRIPTION OF APPLICATION**

1.5 This planning application proposes a number of extensions and alterations to the house including:

- the removal of the existing detached garage
- the removal of the existing single storey rear extensions
- a single storey front porch extension (0.9m deep x 3.6m wide x 2.6 m high)
- a single storey side garage extension (4.5 - 4.8m wide x 6m deep x 4.3m high)
- a single storey flat roof rear extension (2.9m deep x 8.9m wide x 2.7m high)
- a rear dormer extension (6.5m wide, set down 1.4m from ridge line)
- installation of 4 rooflights in the front roof plane

1.6 RELEVANT PLANNING HISTORY

1.7 No relevant planning history.

**2.0 Consultation Responses:**

None received

**3.0 Representations:**

3.1 The Council sent notification letters to 7 residents surrounding the application site.

3.2 Three objection letters have been received. Two objection letters have been received from local residents from the properties to the rear of the application site at 1 and 2 Thornley Lane. An objection letter has also been received from Councillor Charlton requesting that this application be considered by Planning Committee.

3.3 The local residents have objected on the grounds that :

- the proposed rear dormer extension will look directly into their gardens and houses
- the dormer will create a borrowed light situation affecting the neighbour's properties
- the development will impact on the value of the neighbour's property

3.4 Councillor Charlton has objected to the proposed rear dormer extension on the grounds that the development would affect the neighbour's privacy.

**4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV38 Washed-Over Settlements in Green Belt

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

HAESPD Householder Alterations- Extensions SPD

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

5.1 The main planning issues are considered to be the effect of the proposed extensions on the character and appearance of the area and the effect of the proposed extension on the living conditions of surrounding neighbours.

### **5.2 GREEN BELT SETTLEMENT ENVELOPE**

5.3 Given the application proposes the development within a settlement envelope within the Green Belt, saved policy ENV38 of the Gateshead adopted Unitary Development Plan is relevant in this case. Within the Green Belt there are several smaller settlements where it is reasonable that infill residential development should be permitted within a tightly drawn envelope. Settlement envelopes for these are shown on the Council's Local Plan Policy Map. This site is situated within Lockhaugh Washed Over Settlement. Saved policy ENV38 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 of Green Belt settlements will be allowed'.

5.4 On this basis, Council officers consider that the proposed householder development is acceptable within the settlement envelope. The proposed development is therefore considered to accord with saved policy ENV38 of the Gateshead Unitary Development Plan as well as the NPPF.

### **5.5 DESIGN ISSUES**

5.6 Council officers are of the opinion that the scale and design of the proposed development as a whole (all the proposed extensions and alterations) are appropriate to the existing bungalow as well as the surrounding residential area. To ensure that the proposed development does not have an adverse effect upon the appearance of the existing building a condition relating to the proposed materials has been recommended (condition 3). Subject to this planning condition it is considered that the development is acceptable from a design point of view and accords with the design aims and objectives of saved policy ENV3 of the Unitary Development Plan for Gateshead (UDP), policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne (CSUCP) and the Council's Household Alterations and Extensions Supplementary Document 2011 (SPD).

### **5.7 HIGHWAY IMPACTS**

5.8 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 the aims and objectives of policy CS13 of the CSUCP.

### **5.9 RESIDENTIAL AMENITY**

- 5.10 Two neighbours to the rear (east) of the site at Nos. 1 and 2 Thornley Lane have objected on the grounds that the proposed rear dormer extension will look directly into their rear gardens, sitting/living room and kitchen/ sun room. Concerns have also been raised that the proposal will create a borrowed light effect for the neighbours.
- 5.11 The National Planning Policy Framework (NPPF) states that new developments should provide a high standard of amenity for existing and future users. Saved policy DC2 of the Council's UDP together with policy CS15 of the Council's CSUCP together state that new development should prevent negative impacts on residential amenity and safeguard the enjoyment of light and privacy for existing residential properties. More detailed guidance on house extensions is set out in the Council's Household Alterations and Extensions SPD.
- 5.12 This SPD states that following the erection of any extension neighbouring properties, including gardens should still have a reasonable level of privacy. The SPD also explains that as a general rule, acceptable levels of privacy are achieved by keeping a distance of 21 metres between main facing elevations containing habitable room windows (i.e. living/dining rooms, kitchens and bedrooms). The SPD also states that where dwellings have an angled relationship rather than directly facing one another, there may be possibility of reducing distances between main facing elevations.
- 5.13 After undertaking a site visit Council officers are of the opinion that the proposed development as a whole (all the proposed extensions and alterations) would not have an unacceptable impact on the surrounding residential properties.
- 5.14 The proposed rear dormer extension will introduce new first floor windows in the rear of the bungalow to an en-suite and a bedroom. Council officers accept that the dormer extension will introduce a new element of potential overlooking between the rear of the application site and the rear gardens of Nos. 1 and 2 Thornley Lane. The distance that will remain between the rear wall of the proposed dormer extension and the nearest rear walls of Nos. 1 and 2 Thornley Lane are set out below:
- 34 metres to the nearest rear wall of 1 Thornley Lane  
27 metres to the nearest rear wall of 2 Thornley Lane
- 5.15 Given that the remaining distance exceeds the 21 metre separation guidance set out in the Council's Household SPD, Council officers consider that a reasonable level of privacy would remain between the neighbours. Council officers are therefore of the opinion that the proposed extensions and alterations would not be unacceptably oppressive to the neighbours or restrict the enjoyment and privacy of their homes.
- 5.16 Council officers are therefore of the view that the proposed development including the rear dormer extension would not result in a harmful increase in

loss of light, overshadowing, visual intrusion or loss of privacy through overlooking to neighbours.

5.17 The proposed development is therefore considered to be acceptable from a residential amenity point of view and accords with the aims and objectives of the NPPF, saved policy DC2 of the UDP, policy CS14 of the CSUCP and the Council's Household SPD.

5.18 OTHER ISSUES

5.19 Neighbours have objected on the grounds that the proposed extension may impact on the value of their properties. This is not a material planning consideration.

## 6.0 CONCLUSION

6.1 Taking all the relevant planning issues into account, including the objections raised by local residents and Councillor Charlton, it is considered that the proposed development is acceptable from a planning point of view and accords with both national and local planning policies. It is therefore recommended that planning permission be granted, subject to the conditions below.

## 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 -

Site location plan outlining the site in red

Site plan as proposed 1711/06

Proposed plans 1711/04

Elevations as proposed 1711/05

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

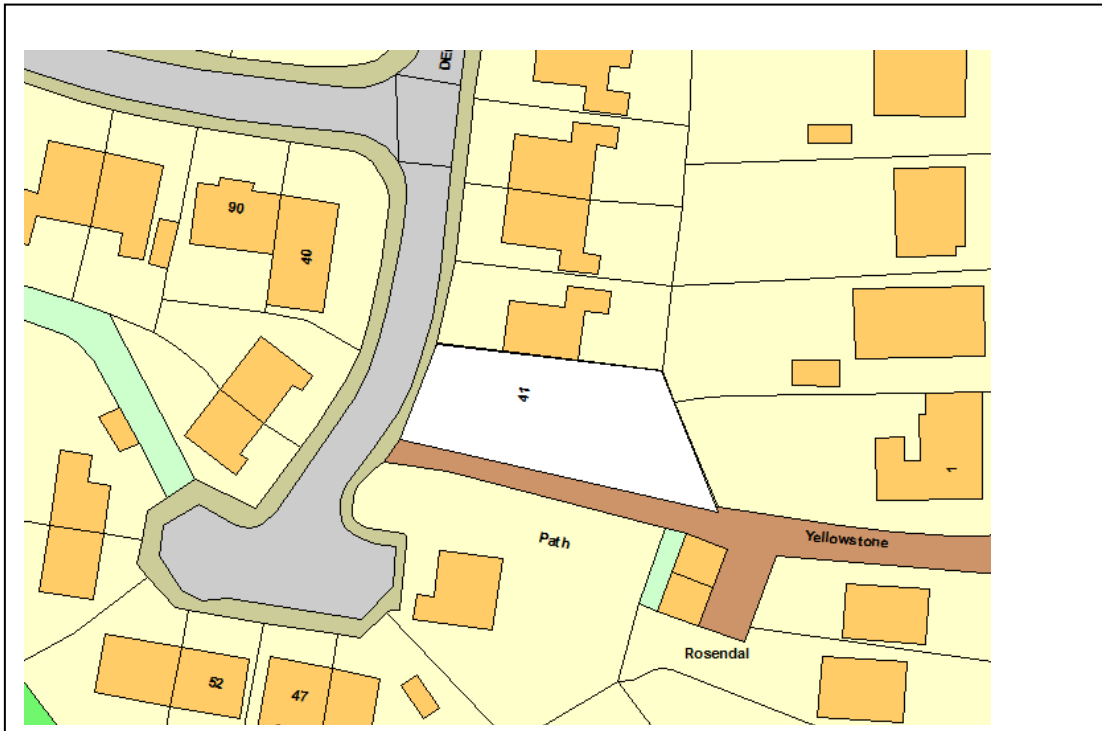
To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

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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