

MINOR UPDATE

Application No:	DC/19/00275/HHA
Site:	Cobba-Da-Mana Hexham Old Road Ryton NE40 3LE
Proposal:	Raised decking area to rear of the property
Ward:	Ryton Crookhill And Stella
Recommendation:	Grant Permission
Application Type	Householder Application

Reason for Minor Update

Further representations made

A further representation has been received from an existing objector, the representation raised the following issues;

- The objector disagrees that the resulting raised decking could not be utilised as an outside seating area;
- The Gateshead website indicates that no ‘no verandas, balconies or raised platforms’ should be installed; and
- The representation makes reference to the planning history associated with Rushlor (the neighbouring property to the west) and considers that officers are being inconsistent with this application. .

The planning history associated with Rushlor is set out below;

- DC/07/01697/FUL; Planning permission granted for ‘*Erection of single-storey extension at side and part two-storey extension at rear of the dwellinghouse, including decked area and window to the rear, installation of rooflight in the roofspace and windows in gable-end of the dwelling and the installation of a vehicular crossing to the front of the curtilage of the property (Amended 4/12/07) (Amended 14/01/08).*’ Date; 29 January 2008.

This application was amended at the request of planning officers to change the first-floor rear window to an oriel style with one pane (facing east) to be obscurely glazed. Planning permission was granted subject to a planning condition requiring that the eastern pane of the proposed first floor window be fitted with non-opening obscure glazing (in order to protect the amenity of 3 Watermill to the north east).

- DC/08/01642/FUL; Planning application withdrawn for ‘Variation of condition 5 of planning permission DC/07/01697/FUL to allow replacement of oriel window with flat window and clear glazing (previously restricted to being glazed with obscure glass and non-opening). Date; 25 March 2009.
- DC/09/00009/FUL; Retrospective planning permission refused for ‘Erection of single-storey extension at side and part single-storey/part

two-storey extension at rear of dwellinghouse, including decked area and window to rear, installation of rooflight in roofspace and windows in gable-end of the dwelling and installation of vehicular crossing to front of curtilage of property (revised application to allow replacement of 'Oriel' window to bedroom with flat clear glazed window).' Date; 10 March 2009.

The application proposed the replacement of the first-floor oriel window with a conventional flat window and the use of clear glazing as opposed to obscure glazing. The application was refused based on the unacceptable impact on 3 Watermill due to '*... the potential for overlooking and consequential loss of privacy...*'

Subsequently, the decision was upheld on appeal in November 2009.

Officers have the following comments to make on the other issues raised;

- In regard to the use of a raised decking, this is covered at Paragraph 5.6 of the main agenda and officers have no further comment to make;
- The reference to '*no verandas, balconies or raised platforms*' on the Council's website refers an extract from the National Planning Portal giving information about what development is 'Permitted Development' i.e. whether works require the benefit of planning permission. This does not refer to Council policy relating to whether those works are acceptable.
- The planning history of Rushlor is noted by officers and regard was had to this history in reaching this recommendation. It is the view of officers that the proposed development would not lead to any unacceptable impact on any neighbouring properties, given the separation distances between the decking and neighbouring properties, the offset nature of the relationships between the properties, the level of planting both existing and proposed and the nature of the proposed development.

The officer recommendation remains unchanged from that set out within the main agenda.

SEE MAIN AGENDA FOR OFFICERS REPORT.