

REPORT NO 1

Committee Report

Application No:	DC/20/01092/HHA
Case Officer	Karen Gray
Date Application Valid	1 December 2020
Applicant	Ashton McGregor
Site:	3 The Court Whickham NE16 4HW
Ward:	Dunston Hill And Whickham East
Proposal:	Proposed Single Storey Front Extension (amended plans rec'd 23.03.2021).
Recommendation:	GRANT
Application Type	Householder Application

1.0 DESCRIPTION OF SITE

The property is an 'L' shaped detached bungalow located on a corner site. The bungalow sits around 2 metres back from the front elevation of its neighbour at No.2 The Court. The side boundaries are bordered with timber fencing, which would be retained/replaced like for like. The hedge at the side facing Washingwell Park sits outside the curtilage of the property. There is a parking space and large garden to the front of the site.

- 1.1 The property is located in a cul-de-sac consisting of mainly single storey detached dwellings of similar style. Their frontages are generally not uniform but each have projecting gabled features.

1.2 DESCRIPTION OF THE PROPOSAL

The plans have been amended to incorporate a new roof form. There are two elements to the front extension:

- 1.3 The projecting gable is proposed to be extended forward by 3.375m with a width of 6.99m. It would provide additional space for the existing master bedroom. The gable extension would be the same height as and continue the main roof ridge line.

- 1.4 The rest of the front elevation would be extended forwards by 2.025m and would provide for a larger living room and kitchen/dining area and garage. All windows on the frontage would be designed as a small gabled bay window. The ridgeline of the main original roof would be extended forward to accommodate the new floor space. The ridge height would remain the same.

- 1.5 At the rear new bi-folding doors would replace the two existing rear glass doors belonging to the kitchen/dining room area.

1.6 PLANNING HISTORY

No previous History

2.0 Consultations

None

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 7 objections have been received. Summary of issues:

Design

- Whole of house being brought forward 2m.
- Overdevelopment
- Contrary to Household Alterations and Extensions- Areas of Special Character includes Broom Lane and should include the Court.
- Out of Character - does not respect the style and appearance of houses and the character of the locality, particularly in relation to the built form, scale and proportions, and the roof form. The depth of the intended extension will result in the balance and symmetry between properties is lost.
- Extension is huge and encroaches very near to the public highway creating an imbalance to the existing building line and over development of the front garden.
- Concerned windows should be in keeping with estate standard.

Impact on Residential Amenity

- No. 3 would be directly line with front of their property.
- Overbearing, enclosed by extension.

Building works.

- Create an increase in traffic,
- Building works- lorries, vans and cars going up and down The Court.
- On increase traffic. Disturbance early morning/late evenings. Limited access for plant machinery. Could affect access to home.
- Washingwell Park must be available for access at all times while building works take place.

3.3 Representations received on revised plan.

- One objection stating the same issues as their previous objection along with new issue the raising of the roof and materials to match exiting roof.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

MSGP15 Transport Aspects of Design of Development

MSGP17 Residential Amenity

MSGP23 Areas of Special Character

MSGP24 Design Quality

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 impact on the street scene, highway impacts and residential amenity.
- 5.2 **IMPACT ON STREET SCENE**
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 seven of the NPPF which places a strong emphasis on the requirement for good design.
- 5.3 Section 8 of the Gateshead Council's Household Alterations and Extensions SPD- Front extensions, porches and canopies states that:

Extensions at the front should be designed to avoid changing the face of the house or the street scene. On semi-detached and terrace properties the design and depth of any front extension and its impact on neighbouring properties should be taken into account to avoid creating an imbalanced appearance.

All proposed extensions which front a public road or footpath, will be required to be of a high standard of design, which respects the appearance of the existing property and the character of the street scene.

Attention should be given to:

- *The existing building line within the street and the need to maintain reasonable depths of porches and front extensions*
- *The design and depth of any front extension in relation to neighbouring properties, to ensure that the balance and symmetry between properties is not lost as a result of the development*
- *A requirement for the extension to be of a scale that is both subordinate to the host dwelling and respectful of the property and context within the existing street scene*

5.4 The property is within an area of special character as identified under MSGP23.20. The Gateshead Placemaking SPD Interim Updated Extracts: Area of Special Character Routeways and Gateways identifies the character of this area as:

20. Broom Lane/Whaggs Lane Whickham
The main characteristics of the area are low density houses and bungalows in deep plots behind a building line set well back from road, which are often fronted by hedges.

5.5 The proposed extension would bring the whole of the front elevation of the existing bungalow forwards by 2 metres towards the highway. The front gable projection would come forward by 3.4m. However, it duplicates the scale and style of the existing property and retains a large degree of the front garden space being 5.5m from the road at its closest point and 10.5m setback for most of the dwelling. It is considered that this reflects similar front garden spacing to other properties in the cul-de-sac. Given the staggered building line in the street, it is not considered that this forward extension would be out of keeping.

5.6 It is considered that the scale and design of the development is appropriate to the host property and would not adversely affect the spacious character of the surrounding 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 is recommended to be attached to any permission.

5.7 It is considered that the development is in accordance with the NPPF and policies CS15, MSGP23 and MSGP24 of the Local Plan for Gateshead and the HAESPD Household Alterations- Extensions SPD.

5.8 HIGHWAY IMPACTS

The proposal would retain the existing parking arrangements of the property and as such, not have an unacceptable impact on highway capacity, highway safety or parking provision. It is therefore considered that the proposal complies with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

5.9 RESIDENTIAL AMENITY

The subject property currently sits approximately 2 metres back from No. 2 The Court, the adjoining property to the east. The proposed front extension would bring the front elevation forward to be in line with the front wall of No. 2 The Court. As the site is on the corner of Washingwell Park and The Court there would no significant impact on this or any other residential properties.

- 5.10 It is considered that the proposed development would provide an acceptable standard of amenity for neighbouring and proposed occupiers, having regard to light, outlook and privacy. Therefore, it is considered that the proposal is in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5.11 **OTHER MATTERS**

The amended plans address the main design issues raised by the objectors. Building works and traffic generated by the construction are not a planning matter. The impact on residential amenity has been covered earlier in this report.

6.0 CONCLUSION

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

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s):

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

004 Proposed elevations, 003 Proposed floor and roof plan, 001 Existing floor plan, site and location plan and proposed site and location plan. Amended plans received on 23.03.21.

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

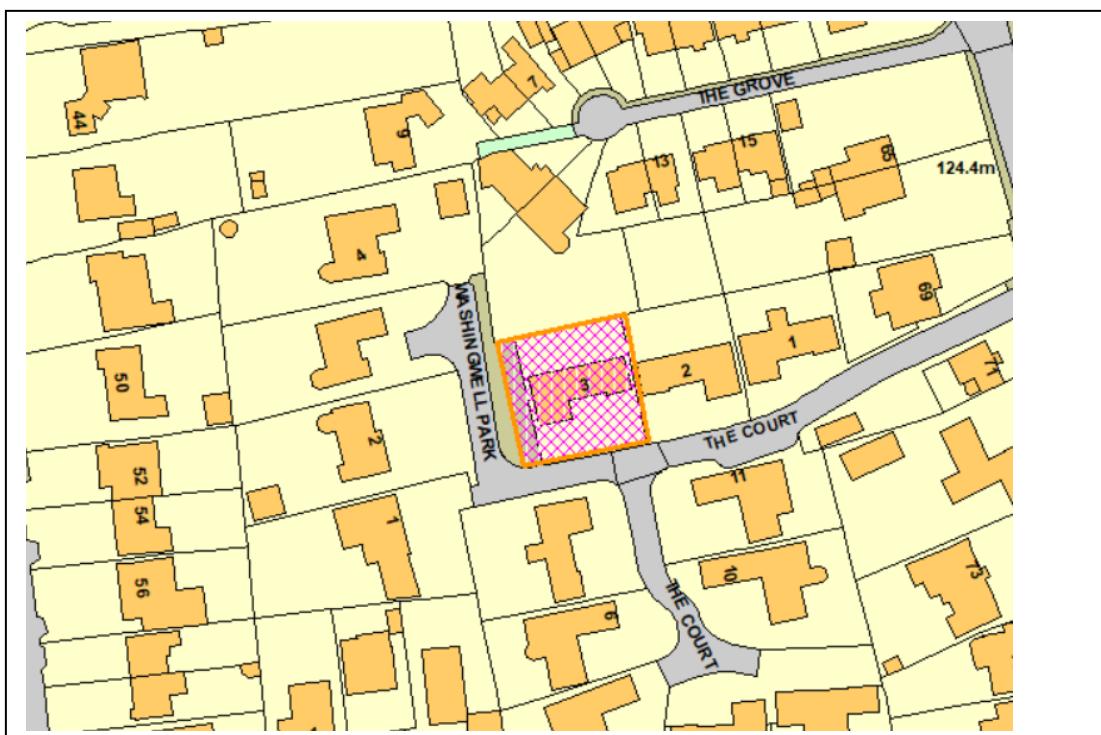
To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

All external surfaces shall be completed in materials to match those of the existing building.

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 and policies CS14, CS15 and MSGP24 of the Local Plan for Gateshead



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