

Committee Report

Application No:	DC/21/00460/HHA
Case Officer	Amy Dunbar
Date Application Valid	6 April 2021
Applicant	Mr John Pooley & Miss Zoe Mulvenna
Site:	3 Home Avenue Low Fell Gateshead NE9 6TX
Ward:	Low Fell
Proposal:	Proposed two storey extension to side elevation, porch to front elevation and construction of detached garage/store within side garden.
Recommendation:	REFUSE
Application Type	Householder Application

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

The application site is a two storey semi-detached residential dwelling situated on Home Avenue adjacent to the road junction leading onto Cherrytree Gardens.

1.2 The property is located on a corner plot with a large side garden. A single storey detached garage and single width driveway are featured on this plot beyond the side elevation of the property. The driveway and garage are accessed via an existing dropped kerb/ vehicle access off Home Avenue.

1.3 DESCRIPTION OF THE APPLICATION

The application seeks planning permission for a two storey side extension, a porch extension to the front elevation and a detached garage.

1.4 The two-storey side extension would have a width of 4.5 metres at both ground floor and first floor level and feature fenestration matching that of the original dwelling including a bay window on the front elevation at ground floor level, furthermore the first floor level would be finished in render to help achieved a 'double fronted' design.

1.5 The proposed porch would be positioned centrally featuring a pitched roof and stair access. The porch would have an overall height of 4.1 metres and therefore would not qualify as Permitted Development.

1.6 The existing detached garage would be demolished to allow for the side extension to be constructed. A smaller garage/ store would be rebuilt along the eastern boundary of the site.

1.7 RELEVANT PLANNING HISTORY

11 Home Avenue 671/94 Planning permission granted for erection of part two-storey/part single-storey extension at side of dwellinghouse to provide enlarged kitchen, additional living room, bathroom and additional bedroom. 24th August 1994.

1 Home Avenue 641/98 Planning permission granted for erection of single-storey extension at side of dwellinghouse to provide garage and pitched roof over existing flat-roofed side extension. 28th August 1998.

2.0 Consultation Responses:

None.

3.0 Representations:

3.1 The Council issued neighbour notification letters to 9 properties surrounding the application site on 20th April 2021.

3.2 1 letter of representation has been received which is summarised below:

-The HAESPD states that the guidance is 'not site specific and may not be wholly appropriate in all situations.'

3.3 The representation was submitted by Councillor Duggan therefore this application has been referred to Planning Committee.

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 Dev

MSGP17 Residential Amenity

MSGP24 Design Quality

HAESPD Householder Alterations- Extensions SPD

5.0 Assessment of the Proposal:

5.1 VISUAL AMENITY

Gateshead Council's Household Alterations and Extensions SPD recognises that the principle elevation of semi-detached properties are normally designed as a matching pair and are symmetrical in form, size and detail. To avoid destroying this original concept, two storey side extensions should be designed to be subordinate to the original building. To ensure an extension appears subordinate to the host property, it should be no more than 50% of the width of the original dwelling. Furthermore, the extension should be set back from the principle elevation of the original dwelling, at least at first floor level, by at least 1 metre and feature a reduced ridge height.

5.2 The SPD states that setting back the extension from the original frontage and reducing the ridge height is particularly important where there is the possibility of creating a terraced or linked effect between adjacent properties. Given the position of the host property within the street scene it is accepted that the proposed extension would not result in terracing however the aforementioned design features should be incorporated into the build to ensure that the extension does not appear over dominant within the street scene and to maintain balance between this pair of semi-detached properties.

5.3 The proposed side extension would not feature a first floor set back or reduced ridge height and would have a width of 4.5 metres. The width of the original dwelling is 5.7 metres. To comply with the Council's design guidance, the extension should not exceed a width of 2.85 metres (50% of the width of the original dwelling). The proposed size and scale of the extension would not comply within the SPD however consideration has been given to the fact that this design guidance is not 'site specific and may not be wholly appropriate in all situations'.

5.4 In terms of maintaining balance and symmetry between this pair of semi-detached properties, it is recognised that the attached property (1 Home Avenue) features a large single storey side extension which does, to a degree, disrupt what would have originally been a symmetrical pair of semi-detached properties. Despite this, the extension is limited to ground floor level and is much less visually prominent than a two-storey extension. Furthermore, this extension was granted planning permission on 28th August 1998 (ref 641/98) therefore planning officers assessing this application at the time would not have benefited from the design guidance set out in the SPD which was adopted in 2011.

5.5 Consideration has also been given to the fact the application site is a spacious corner plot prominently located at the road junction leading to Cherrytree Gardens.

5.6 Gateshead Council's Household Alterations and Extensions SPD also contains guidance on extension on corner plots and highlights the importance of these plots in maintaining the open character of an area. The SPD also states that to prevent a side extension on a corner plot dominating either the existing property or neighbouring property, the front of the proposed extension should be set back from the main wall of the original property.

- 5.7 It is considered that the size and scale of the proposed two storey side extension would be unacceptable on this prominent corner plot as it would appear over dominant within the street scene and would significantly unbalance the pair of semi-detached properties to a significant degree.
- 5.8 With regard to the wider street scene, it is acknowledged that a two-storey side extension of a similar design exists at 11 Home Avenue. Again, this is a historic planning permission granted on 24th August 1994 (ref 671/94) and predates the Household SPD. Furthermore, this extension, although it does not feature a setback or reduced ridge height, has a width of 3.48 metres which is significantly less than that which is proposed at 3 Home Avenue. Overall, the existing extension at 11 Home Avenue is not directly comparable to the side extension proposed as part this application and in any case, this application has been assessed on its own individual merit based upon relevant local and national planning policy.
- 5.9 Planning Officers have recommended alternative design solutions to the applicant which do allow for a degree of flexibility when considered against the SPD design guidance given this is a spacious plot and taking into consideration the impact of the single storey extension at the attached property. One such solution would be to reduce the overall width of the side extension to 3 metres at both ground floor and first floor level. Alternatively, the extension could be reduced to 50% of the width of the original dwelling at first floor level only and feature a first floor set back and reduced ridge height while the ground floor could be reduced in width to a much lesser degree.
- 5.10 Overall, the application remains unaltered therefore given the domineering impact the side extension would have on the host property and wider street scene it is consider the proposed development would conflict with the aims and objectives of the NPPF, Policies CS15 and MSGP24 of the Local Plan for Gateshead and the guidance set out in Gateshead Council's Household Alterations and Extensions Supplementary Planning Document.
- 5.11 The demolition and rebuilding of the garage/store and proposed porch are considered acceptable in terms of visual amenity.
- 5.12 **RESIDENTIAL AMENITY**
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.
- 5.13 **HIGHWAY SAFETY**
The application also proposes to demolish part of the south boundary wall and extend the existing driveway by laying additional hardstanding across part of the garden to provide a larger vehicle access and car parking space.

- 5.14 Highways Officers have raised concerns regarding the proposed extension to the existing vehicle access and extension of the dropped kerb. The access is located on a junction therefore introducing a further point of conflict would create highway safety concerns.
- 5.15 The comments issued by Highways Officers have been taken into consideration however significant weight has been given to the fact that this part of the development (partial demolition of boundary wall and addition of driveway) would fall under Permitted Development. Despite the Highway Officers concerns, the Permitted Development fallback position is considered to outweigh any potential highway safety issues associated with the proposed vehicle access.
- 5.16 To extend the existing dropped kerb, the applicant must submit a separate application to the Highway Authority for a vehicular crossing.
- 5.17 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 NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

6.0 CONCLUSION

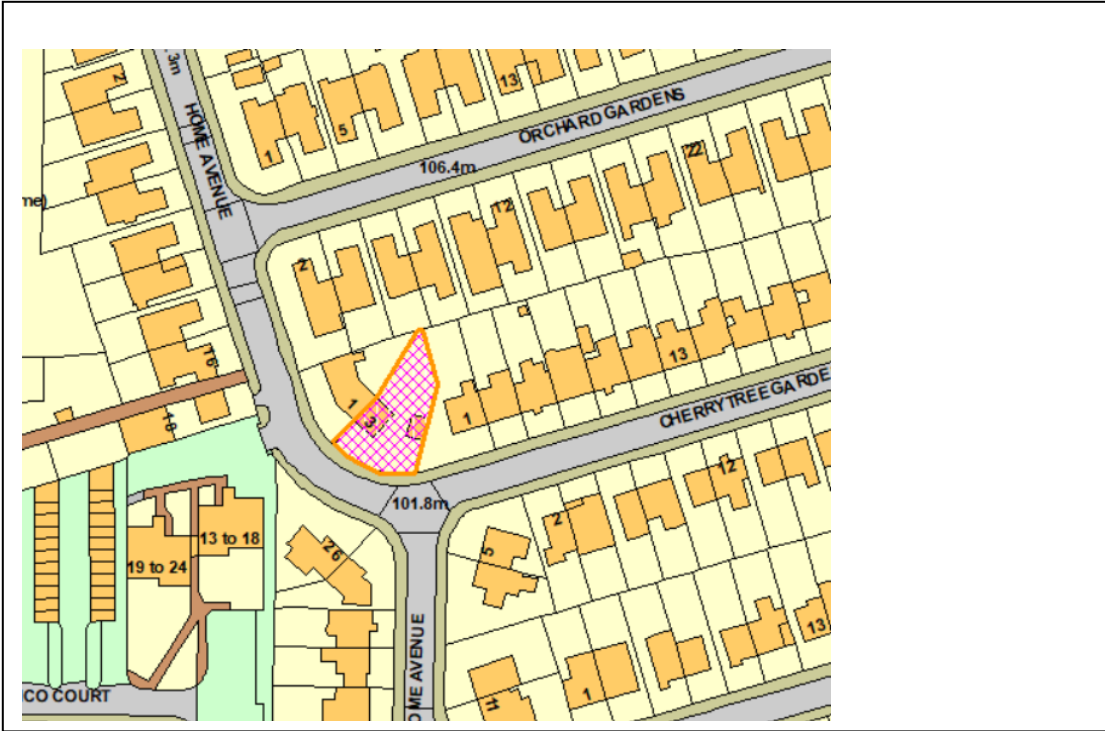
- 6.1 Taking all the relevant planning policies into account along with all other material planning considerations, it is recommended that planning permission be refused as the proposed side extension would have a harmful impact on the visual amenity of the host property and wider street scene by virtue of its design, size and scale.

7.0 Recommendation:

That permission be REFUSED for the following reason:

1

By virtue of its design, size, scale as well its position on a prominent corner plot within the street scene, the proposed development would have a detrimental impact on the character and appearance of the host property and the wider street scene as it would unbalance the symmetry between a pair of semi-detached properties to an unacceptable degree by appearing as an over dominant addition. The proposal would therefore conflict with the aims and objective of the NPPF, Policies CS15 and MSGP24 of the Local Plan for Gateshead and Gateshead Council's Household Alterations and Extensions Supplementary Planning Document.



This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Gateshead Council. Licence Number LA07618X