

Committee Report

Application No:	DC/21/00837/HHA
Case Officer	Kimberley Harwood
Date Application Valid	2 July 2021
Applicant	Mr Mark Upton
Site:	Laburnum Cottage Barmoor Lane Ryton Central Ryton NE40 3AA
Ward:	Ryton Crookhill And Stella
Proposal:	Demolition of existing detached garage and construction of new rear/side single storey extension and garage (Amended 03.11.2021)
Recommendation:	GRANT
Application Type	Householder Application

1.0 The Application:**1.1 Site Description**

The site to which the application relates is a west facing semi detached property in the ward of Ryton Crookhill and Stella. Newman Grange is located to the east of the development site and Bramble Cottage is to the west. To the front (west) of the host property are Four Leaves and Ridsdale and to the rear (east) is West House, 68 Main Road.

1.2 This property is a two-storey sandstone house with welsh slate roof. It is first shown on the 1856-95 OS map and is a largely unchanged, plain, detached dwelling with a recent somewhat obtrusive porch. The roof has stone water tables, chimneys at both gable ends, stone quoins, cills and lintels. There is a mid C20th detached garage at the far end of the garden with flat roof and large windows. The property is located inside a walled garden, enclosed by a sandstone wall approximately 1.5m high with solid timber vehicular gates. The northern side elevation of the building faces one of the main roads in the village, Barmoor Lane.

1.3 To the east and west the neighbouring properties are of similar age and design, being sandstone houses and cottages which face the road or are side-on. Opposite are range of redbrick and rendered mid-late C20th detached houses.

1.4 The property is within the Ryton Conservation Area (designated in November 1972) and the boundary was extended on 5 February 1988. A Character Statement for the Area was approved by the Council on 27 August 1997. The application property is amongst the cottages at the western edge of the conservation area. The buildings on the north side of Barmoor Lane are outside the conservation area.

1.5 Proposal Description

The proposal is for the demolition of the existing detached garage and the construction of a new rear/side single storey extension and garage. Following comments from the Conservation Officer, the scheme has been amended in the following way:

- 1.6 The extension now does not project north across the principal elevation and in the revised drawing shows the extension set further back to the south, connected with a glazed link, creating the illusion that it is separate from the main property which remains the focal point.
- 1.7 There is now a rendered finish to the extension which presents a more lightweight, contemporary appearance and creates a subservient and separate appearance to the extension, clearly showing the new from the old and unharmed the original Georgian property, we will condition the application so the render is of neutral tones. The sash windows will now match the original property. A reduction has been made to the footprint of the extension, with the garage size suiting the plot size and reflecting the 4.8m width of the southern gable extension from the rear. The roof pitched of the garage at 28 degrees will now be the same as the main house, existing northern extension and matches the proposed extension/garage to the southern gable end, keeping the theme running throughout and creating a symmetrical appearance. There is also distinctive boundary hedging and fencing now surrounding the property to minimise any potential loss of privacy.
- 1.8 All materials used would be conditioned to match the existing property and the surrounding conservation area - including the render colouring/proposed use of matching stone, garage timber doors, sash patterns resembling the northern extension windows.

2.0 Consultation Responses:

No external consultations undertaken.

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 There have been two objections received from neighbouring occupiers stating concerns over:
 - Loss of privacy - If this application is approved it will destroy our garden privacy and open up our garden to be observed by Laburnum Cottage residents and surrounding neighbours.
 - Loss of trees

- Out of character with conservation area - We live in a conservation area and need to protect our traditional properties so they exist in the future taking care to only sympathetically restore and update.
- Out of character with streetscene - building will not match the original, We believe the proposed plans to extend will destroy the current character and charm of the current well proportioned home by creating a disproportionately large downstairs in comparison to the relatively small first floor.
- Overbearing - The extension will also bring the property closer to our boundary and alterations to their garden will result in only a fence to divide our gardens.
- Overdevelopment - The property will simply be too big and overbearing it will detract from the existing building and destroy the proportions.

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

MSGP25 Conservation/Enhancement Heritage Assets

HAESPD Householder Alterations- Extensions SPD

5.0 Assessment of the Proposal:

5.1 Assessment of the Proposal:

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

5.3 **IMPACT ON CONSERVATION AREA**

The house retains its original simple form, with the addition of a single storey extension on the northern side on the footprint of an original structure, and a recent, less characteristic porch. The gable ends form a pair of scaled features.

The garage is a modern building of no historic significance, and the demolition would not be harmful to the Conservation Area.

5.4 The proposed extension as originally submitted was considered to be too large, and would create an alien, modern feature in the principal view of the property.

5.5 However, the amendments to the scheme have reduced the scale of the extension and it now does not project forwards across the principal elevation of the original property. The extension would be appropriately sized in relation to the existing dwelling and the roof design would coincide well with the property and those in the local area, with the roof pitch matching the main house, existing northern extension and the proposed southern gable end to the extension. The rooflights would be positioned suitably and would have little impact to the conservation area.

5.6 The glazed link is considered to create the illusion that the extension would be separate from the main property, creating a difference between the new and old which remains the focal point. Similar glazed link design has been used successfully on other properties in the Ryton conservation area to great effect and within alternative conservation areas across the North East.

5.7 As such this amended scheme, with appropriate conditions relating to materials (Condition 3), is not considered to be harmful to the conservation area and would be considered to be in accordance with the NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

5.8 IMPACT ON STREET SCENE

It is considered that the scale and design of the development as a whole is appropriate to the host property and 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 proposed along with the colour of the render to stay neutral to keep the traditional character and appearance of the area and to ensure the garage door would be made of timber and the windows would be designed as sash windows would resemble those to the north. (Condition 3).

5.9 As such, the proposal for the demolition of the existing detached garage and the construction of a new rear/side single storey extension and garage is considered to be acceptable in regards to its character and appearance in relation to the host property and the surrounding area. The extension would be set back on the site, away from the public highway in a less prominent position, thus having little adverse impact to the streetscene.

5.10 It is considered that the development is in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

5.11 HIGHWAY IMPACTS

The proposal would not have an unacceptable impact on highway capacity, highway safety or parking provision, with the driveway being retained at a suitable length and the garage being able to enable at least one vehicle. It is

therefore considered that the proposal complies with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

5.12 RESIDENTIAL AMENITY

Newman Grange located to the east of the development site would experience little adverse impact from the proposed works. The extension would be situated along the shared boundary line, projecting approximately 5.2m out of the rear elevation, with no windows on the side flank elevation adjacent to Newman Grange, causing minimal loss of outlook and privacy. The extension would be of only one storey, with a sloped roof and due to the orientation of the properties and the direction in which the sun travels, along with the existing boundary wall, it is considered that there would be minimal loss of light as a result of this development.

5.13 Bramble Cottage to the west of the site would experience little impact from the proposed works. The extension would be situated approximately 3.2m away from the shared boundary line and would be approximately 6m in length. There would be no new windows on the side flank elevation adjacent to the neighbouring property and the extension would be of only one storey. New hedging is proposed along the shared boundary line to provide additional screening to the approximately 6ft high fence already situated on the boundary. Due to these factors along with the orientation of the properties and Bramble being set back further within its site it is considered that there would be minimal loss of light, outlook and privacy as a result of this development.

5.14 To the front (west) of the host property are Four Leaves and Ridsdale, both of which would experience no detrimental impact from the proposed works. This is due to the works taking place a considerable distance away from them, consisting of approximately 9.4m of the host properties front garden and a public highway. The proposed extension would be located behind the existing property and would extend beyond the existing side elevation so would be visible from the properties opposite but at a considerable distance away. The extension would be of only one storey and due to the orientation of the properties it is considered that there would be no harmful impact, with no loss of light, outlook or privacy.

5.15 To the rear (east) West House, 68 Main Road would experience little adverse impact from the proposed works. This is due to the considerable separation distance from the proposed works to the shared boundary line, along with the extension being of only one storey. These factors along with the orientation of the sites in relation to one another and the direction in which the sun travels means that it is considered that there would be minimal loss of light, outlook and privacy to West house.

5.16 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.

5.16 TREES, HEDGES AND BOUNDARY TREATMENT

The submitted plans do not indicate that any trees would be lost as a result of the development. The plans show new planting/hedging to provide additional screening along the western boundary, along with 'at least 6ft fence to be erected'.

5.17 However, the crown of a weeping willow, to the west of the main elevation of the house is shown as oversailing part of the proposed garage. Comments from the Council's Arboricultural Officer are expected and these along with any relevant recommended conditions will be provided in an Update Report.

6.0 CONCLUSION

6.1 Taking all the relevant issues into account, it is therefore recommended that planning permission be granted, as the development has been able to demonstrate, subject to suitable conditions would not cause harm to the Conservation Area, amenity or highway safety. It is considered that the development does accord with national and local planning policies and the recommendation is made taking into account all material planning considerations including the information submitted by the applicant and third parties.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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, No.1379/00, Scale 1:1250, 2021

Existing Plans and Elevations, No.1397/01, Scale 1:100, 2021

Proposed Elevations, Drawing No. 1397/04A, Scale 1:100, 2021

Proposed West and East Elevations, Drawing No.1397/03A, Scale 1:10, 2021

Existing and Proposed Site and Roof Plan, Drawing No. 1397/05B, Scale 1:200, 2021

Proposed Plans, Drawing No.1397/02B, Scale 1:100, 2021

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 are to be used, the details of these shall first be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the garage door shall be of timber construction.

Reason

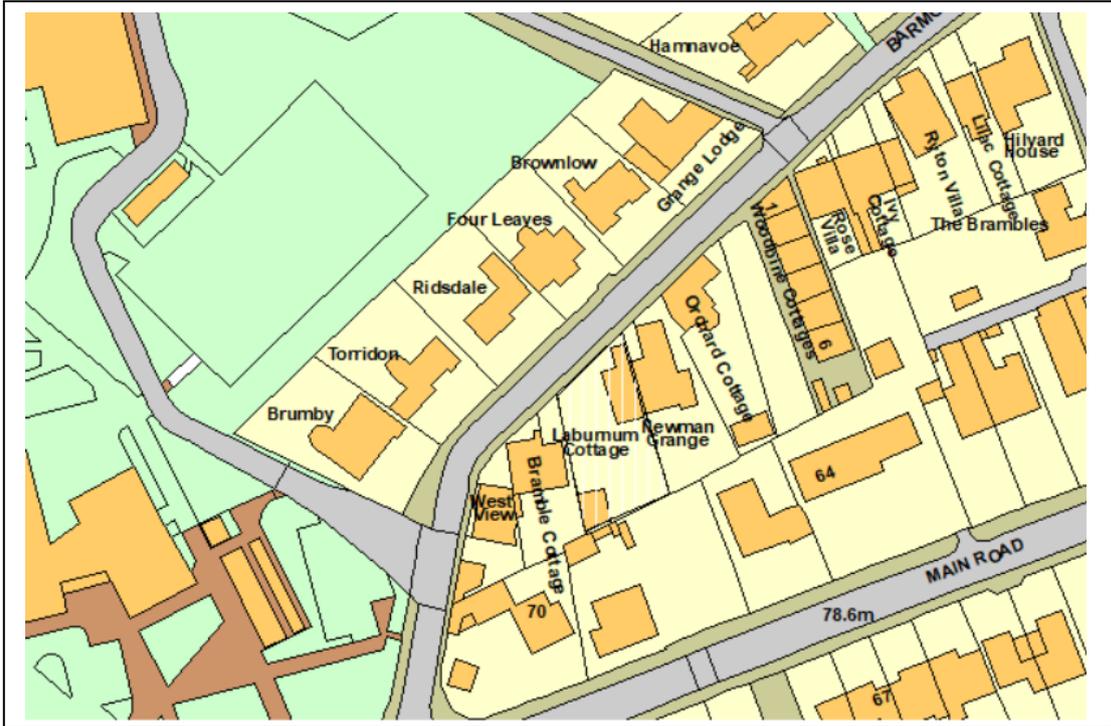
To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building or Conservation Area, in accordance with the NPPF, policies CS14, CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

4

The development shall be constructed in accordance with any materials approved under condition 3.

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 or Conservation Area, in accordance with the NPPF, policies CS14, CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.



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