

Committee Report

Application No:	DC/21/00962/FUL
Case Officer	Kimberley Harwood
Date Application Valid	31 August 2021
Applicant	Mr P Churnside
Site:	6 Coalway Lane Whickham NE16 4BX
Ward:	Dunston Hill And Whickham East
Proposal:	Pitched roof over existing flat roof garage
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF SITE

The site to which the application relates is a west facing detached bungalow in the ward of Dunston Hill and Whickham East.

1.2 No.4 Coalway Lane is to the south of the host property and No.8 Coalway Lane is to the north. Coalway Lane falls from south to north with No.4 Coalway Lane sited higher than the host dwelling and No.8 set lower than the host dwelling. the rear (east) of the development site is No.13 Church Rise and to the front (west) are Nos.13,15 17 and 19 Coalway Lane.

1.3 DESCRIPTION OF APPLICATION

The proposal is for a pitched roof over the existing flat roof garage.

1.4 PLANNING HISTORY

DC/20/00438/HHA - Refused - 27.08.2020 First floor side extension and canopy to create covered car port (description amended 06.07.20)

DC/19/01070/HHA - DECD - 16.12.2019 First floor side extension and canopy to create covered car port

DC/19/00532/HHA - Withdrawn - 12.07.2019 First floor side extension and canopy to create covered car port

DC/18/00542/HHA - Refusal - 17.10.2018 First floor side extension and canopy to create covered car port, and Juliet balcony to rear (description amended 27.06.18, amended plans received 08.09.18)

DC/17/00661/HHA - Withdrawn - 17.10.2017 Proposed erection of first floor side extension (amended 28/07/17 & 18/09/17).

DC/10/00464/HHA - Grant - 07.07.2010 Erection of single-storey extension at front of dwellinghouse.

DC/04/00345/FUL - Grant - 15.04.2004 Installation of dormer windows on east side of dwellinghouse to provide additional living accommodation in roofspace.

2.0 Consultation Responses:

None received.

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 8 letters of objection received in relation to this application stating concerns over:

- Out of character with streetscene
- Harm to character and appearance of the area
- Overdevelopment
- Overbearing
- Harmful to uniform appearance of streetscene
- Loss of privacy
- Loss of natural light
- Additional noise
- Loss of gap between bungalows
- Loss of neighbour enjoyment
- Provision for a void in the roof to become a room
- Minimal amendments to previous plans
- Damage to neighbouring properties
- Size and scale will be over dominant
- Impact on outlook
- Concerns of setting of a precedent for future works
- Eyesore

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

5.2 PRINCIPLE OF THE DEVELOPMENT

Prior to the submission of this application, there have been five applications considered by the Local Planning Authority which considered the merits of the erection of an extension to the side of the dwelling. Of those five applications, two have been withdrawn by the applicant prior to the Authority taking any decision, one the Authority refused to consider and two have been refused planning permission. The most recent of these applications was considered under application DC/20/00438/HHA. This application was considered by the Planning Committee on 26th August 2020, and this sought permission for the following works - "First floor side extension and canopy to create covered car port (description amended 06.07.20)". This application was refused by planning committee for the following reason:

5.3 "The proposed infilling between the side elevations of number 4 and 6 Coalway Lane and the overhanging first-floor element would be inconsistent and harmful to the uniformity of the street scene. The development would therefore be harmful to the character and appearance of the street scene, contrary to the NPPF and policies CS15 of the CSUCP, ENV3 of the UDP, and Gateshead Council's HAESPD".

5.4 A subsequent planning appeal was considered by the Planning Inspectorate under application reference APP/H4505/D/20/3260132. This appeal was dismissed. However, the Inspector identified the roof extension constructed at the neighbouring property at 8 Coalway Lane in assessing the scheme and outlined that "The garage belonging to the dwelling on the other side of the appeal property has been extended through the addition of a pitched roof. However, it is set down from the ridge and the additional space which this roof has created would be much more modest than the proposal subject to this appeal. As a result, the gap separating the two adjacent dwellings has been largely maintained." The Planning Inspector was referring to a side extension above the garage at the neighbours at 8 Coalway Lane which was granted planning permission under application reference 935/96. That permission granted consent for the erection of a roof above the existing garage which has a ridge height 4.78 metres (2.27 metres to the eaves).

5.5 The ridge of the roof of the development would have a maximum height of 4.83 metres (2.54 metres to eaves). Visually, the extension proposed to the

host dwelling would have a similar siting and appearance to the extension at 8 Coalway Lane.

5.6 Taking account of the comments made by the Planning Inspector in relation to the roof extension at 8 Coalway Lane, and the similar scale and appearance of the proposed extension, it is considered that this scheme differs from previous unsuccessful attempts to obtain planning permission, and the principle of the extension above the garage is acceptable.

5.7 IMPACT ON STREET SCENE

The proposal is for a pitched roof over the existing flat roof garage. The materials used will match those used on the host property, including the brickwork. The new ridgeline will be 4.83 metres in height high and the eaves will be 2.54 metres in height. This would mean that the ridge of the roof of the extension is set down from the ridge of the host dwelling by 0.6 metres.

5.8 In previous applications at the host site, the ridge of the roof of the garage extension would have had a matching roof height to the main roof of the host dwelling. This application proposes no additional floorspace at first floor level as the smaller roof extension now proposed would not create sufficient head height for it to be a habitable space.

5.9 Overall, this proposal fundamentally differs from the previous schemes at the site as it is for a smaller extension which proposes no first floor accommodation. The proposed setting down of the ridge of the roof of the garage alongside the existing set back of the proposed garage from the front building line of the property would ensure that the extension would not be visually dominant, and that the works would assimilate into the street scene. Given the level changes apparent along the street, the setting down of the ridge of the roof of the extension would respect the pattern of local development, through the descending roof tops in the street. This overall set down and set back from the main house would also ensure visual subservience in the street, and mean that the proposed roof extension would not have a terracing impact. Whilst the proposed extension would result in an infilling of the gap between the host dwelling and No.4 Coalway Lane, fundamentally this gap could be filled by an extension which could be erected under permitted development. Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended, revoked or re-enacted) affords the right to erect a single storey side extension to a property as long as it is no greater than 50% of the width of the host dwelling, has a roof of not more than 4 metres in height, has eaves of not more than 3 metres in height and is constructed in matching materials. That being the case, in principle an extension could be constructed to infill the front part of the garage of the property. It is officer view that an extension constructed under permitted development could have a greater impact on the street scene through its visual dominance and infilling potential than what is currently being considered.

5.10 In summary, this application is for a more modest and sympathetic addition to the host dwelling than previous applications. It would be visually similar to the

works at the neighbouring dwelling at No.8 Coalway Lane, which was considered to be modest and successful in maintaining spacing between properties by the Planning Inspector at the previous appeal. The development would be in keeping with the pattern of surrounding development, would not lead to terracing and would maintain space between the dwelling. It is considered that the proposed development would have an acceptable impact on the character and appearance of the host dwelling and the street streetscene, 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. 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

No.4 Coalway Lane is to the south of the host property and sits higher than the host dwelling. The proposal would increase the height of the existing garage but would not alter its footprint. There will be no additional windows on the side flank elevation adjacent to No.4 and No.4 has no windows on the side flank elevation adjacent to No.6. These factors along with the orientation of the sites and direction in which the sun travels would ensure that the proposed development would have an acceptable impact on the light, outlook and privacy of that neighbour.

5.13 No.8 Coalway Lane is to the north of the host property, and sits lower than the host dwelling. That neighbour is on the opposite side to the garage with the works sited 9 metres from the shared boundary. The neighbour at No.8 has previously extended their property, and these works include a rear extension. Taking into account the siting of the extension, it is considered that the proposed development would not harm the levels of light, outlook or privacy of the neighbour.

5.14 To the rear (east) of the development site is No.13 Church Rise. The proposed extension would be sited 12.2 metres from the nearest habitable windows at that neighbouring property. Considering this distance and the relationship that the properties have with each other given their orientation, the proposed works would not harm the light, outlook or privacy of this neighbour.

5.15 To the front (west) are Nos.13,15 17 and 19 Coalway Lane. Considering the separation distance between the sites, consisting of the host properties driveway and a public highway, and that there will also be no additional windows on the elevation adjacent to Nos.13,15,17 and 19, the development would have an acceptable impact on the light, outlook and privacy of these neighbours.

5.16 Therefore, it is considered that the proposal is in accordance with the NPPF and policies CS14 and MSGP17 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 granted, subject to conditions.

.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, Scale 1:1250, 25.05.2018

Proposed Drawings, Drawing No. 1H, Scale 1:50/1:100, 17.05.2021

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

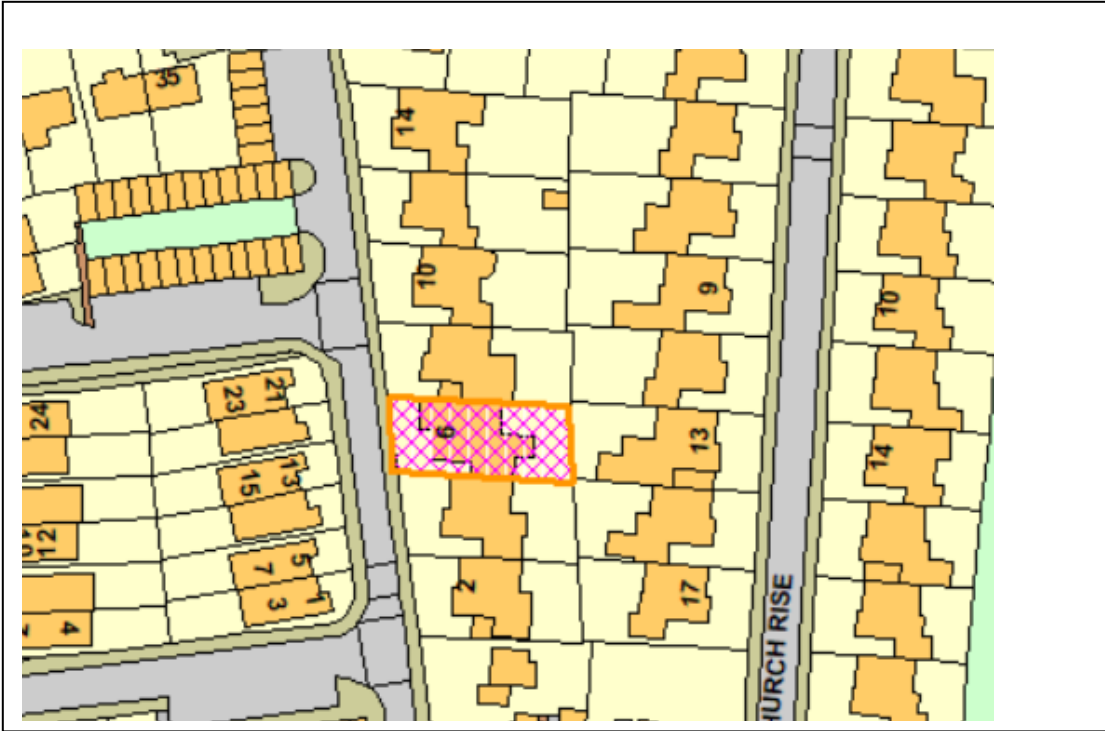
To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

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

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, MSGP 15, 17 and 24 and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne. Coal Auth Householder Referral Area



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