

Committee Report

Application No:	DC/22/00345/HHA
Case Officer	Amy Dunbar
Date Application Valid	6 April 2022
Applicant	Mr Gerard Hosford
Site:	18 Church Road Low Fell Gateshead Gateshead NE9 5RD
Ward:	High Fell
Proposal:	Proposed single storey rear extension and two storey rear and side extension (amended plans received 06.06.2022 and 27.06.2022).
Recommendation:	GRANT
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 Church Road adjacent to the road junction which leads onto Church Drive.

1.2 The property is built in reconstituted stone and slate with the rear elevation featuring a single storey white uPVC conservatory. The rear garden is approximately 20 metres in length, a garage and driveway with vehicle access associated with the dwelling is also situated at the bottom of the rear garden.

1.3 The site is located within the Sheriff Hill Conservation Area and within the setting of the Grade II Listed St John's Church.

1.4 DESCRIPTION OF THE APPLICATION

The application seeks planning permission for a part single/part two-storey side extension and a part single/part two storey rear extension.

1.5 The two-storey side extension would have a width of 1.2 metres and would be set back from the front elevation by 6.1 metres featuring a hipped roof and rooflight; with a first floor window facing down the rear garden. The two-storey side extension would accommodate an external access door and lobby at ground floor and a first-floor bathroom. The two-storey rear extension would have a projection of 4 metres from the original rear elevation and features a Juliet balcony serving a new bedroom at first floor level. The single storey element of the rear extension has bi-fold doors facing down the garden and would replace the existing conservatory (next to the boundary with no.20) and would also have a projection of 4 metres from the rear elevation. The single storey extension to the side would sit behind the two-storey side extension and would provide for an enlarged kitchen, served by two rooflights. No windows are proposed on the side elevation facing across Church Drive.

- 1.6 The overall extension would be constructed using materials to match the original dwelling.
- 1.7 It should be noted that planning permission for the part two storey part single storey rear extension has previously been granted under reference DC/21/00888/HHA. The new elements in this application are the part two storey and part single storey extension to the side.

1.8 RELEVANT PLANNING HISTORY

466/92 Planning permission granted for erection of conservatory at rear of dwellinghouse. Dated 26th June 1992.

DC/21/00888/HHA planning permission granted for proposed demolition of existing conservatory and construction of part single storey part two storey rear extension. Dated 4th October 2021.

2.0 Consultation Responses:

None.

3.0 Representations:

- 3.1 3 letters of objection have been received, including one from Councillor Welsh (as a neighbour).

The concerns raised are summarised below:

- Loss of privacy
- Overbearing
- Loss of trees
- Impact on biodiversity
- Out of character with Conservation Area
- Out of character with street scene
- Impact on views and vistas
- Visual amenity
- Design
- Overdevelopment
- Damage to road surface during construction
- Road access during construction

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS18 Green Infrastructure/Natural Environment

MSGP15 Transport Aspects of Design of Development

MSGP17 Residential Amenity

MSGP24 Design Quality

MSGP25 Conservation/Enhancement Heritage Assets

MSGP36 - Woodland, Trees and Hedgerows

HAESPD Householder Alterations- Extensions SPD

5.0 Assessment of the Proposal:

- 5.1 The key considerations to be taken into account when considering this planning application are the principle of the development and potential impacts on visual amenity, designated heritage assets, residential amenity and highway safety.
- 5.2 **IMPACT ON CONSERVATION AREA/ STREET SCENE**
Amended plans submitted on 27th June 2022 demonstrate that the proposed side extension has been reduced in width to 1.2 metres, previously 1.55 metres, to ensure that it is set back from the boundary with Church Drive thereby retaining a small visual break between the historic highway and built development. Where it is closest to the boundary with Church Drive, the two-storey element has a length of 3m, with the height then dropping down to a single storey with a lean-to style roof and an eaves height of 2.3m.
- 5.3 Furthermore, the side extension is set back from the front elevation of the house by over 6m, which would ensure that it appears subservient and would maintain a level of balance between the pair of semi-detached properties. Overall, it is not considered that the size and scale of the extension would visually harm the relationship between the dwelling and the adjacent highway.
- 5.4 18 Church Road features deep soffits which are a prominent design feature. To ensure the extension is sympathetic to the character of this property a condition has been attached requiring the submission of the final details of the soffits.
- 5.5 The part two storey part single storey rear extension has already been assessed under planning reference DC/21/00888/HHA and has been deemed to be an acceptable addition to this property in terms of its overall design and impact upon the street scene. Taking into consideration that the rear extension already benefits from planning consent, the addition of the side extension, given its modest size and scale, is considered to be an appropriate addition and would not constitute overdevelopment of the property.
- 5.6 The amended plans also demonstrate that a high timber fence has been

removed from the Church Drive boundary as this would have been a dominant feature. Overall, no changes are proposed to the boundary treatment except for some shrub removal and hedgerow pruning. It should be noted that the removal of this vegetation/hedgerow would not require planning consent as it does not benefit from the same protection as trees.

5.7 To ensure that the proposed development does not have an adverse effect upon the appearance of the existing building, or Conservation Area, a condition relating to the proposed materials has been attached to the application.

5.8 Overall, it is considered that appropriate revisions have been made to the proposal that ensure the development would not have a harmful impact on the host property and character and appearance of the Conservation Area. It is considered that the development is in accordance with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

5.9 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.

5.10 RESIDENTIAL AMENITY

The proposed rear extension would feature a Juliet balcony at first floor level. An objection has been raised regarding the impact of this feature on the amenity of residents occupying The Limes, specifically because of a loss of privacy/ overlooking. This element of the proposal has also already been considered acceptable as part of the planning assessment for application DC/21/00888/HHA.

5.11 The Juliet balcony would be positioned at a 90-degree angle to the front elevation of The Limes and would face towards the front driveway/ entrance. The objection also states that the Juliet balcony would overlook a kitchen/diner and garden. The rear extension containing the Juliet balcony would be positioned approximately 17.5 metres away from the common boundary between the host property and the front driveway of The Limes. The distance from the Juliet balcony to the kitchen / diner window is approximately 20 metres, but this is at an oblique angle of approx. 45 degrees.

5.12 The Council's Household Extensions and Alterations Supplementary Planning Document requires that a minimum distance of 21 metres is achieved between main facing elevations containing habitable room windows and 13 metres between such elevations and a gable elevation. The Juliet balcony would be positioned at an angle to the side elevation of The Limes where the kitchen /diner window is located therefore would not directly overlook the habitable room windows or the rear private garden space of The Limes. It is accepted that there would be some level of overlooking into the front driveway/ entrance to The Limes. However, given the nature of this space it is considered that the afforded separation distance would be acceptable. Overall, it is not considered

that the addition of a Juliet balcony on the rear elevation of 18 Church Road would overlook adjacent properties to an unacceptable degree.

5.13 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.

5.14 ARBORICULTURE

Objections have been raised regarding the potential for damage to trees and tree roots along Church Drive. The Council's Arboricultural Officer has inspected the site and is satisfied that the proposed development would not have a harmful impact on the health and amenity of nearby trees. It is considered the proposal complies with policies CS18, MSGP25 and MSGP36 of the Local Plan for Gateshead.

5.15 OTHER MATTERS

Objections have been raised regarding the potential for a blockage to road access and damage to the road surface during the construction of the extensions. Given the small scale of this development it is not considered appropriate to condition a construction management plan. Should any damage arise, this would be a civil matter.

5.16 Objections have also been raised with regard to the loss of biodiversity. Given the nature of the proposed development, it is not necessary for an Environmental Impact Assessment or an Ecological Survey to be submitted to support this application. An informative explaining the protection of bats and nesting birds during the construction process would be attached to any grant of planning permission.

6.0 CONCLUSION

6.1 Taking all the relevant planning policies into account along with all other material planning considerations it is considered that the proposed development is acceptable and accords with the relevant national and local planning policies.

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

2110/04B Proposed Plans

2110/05C Proposed Elevations

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

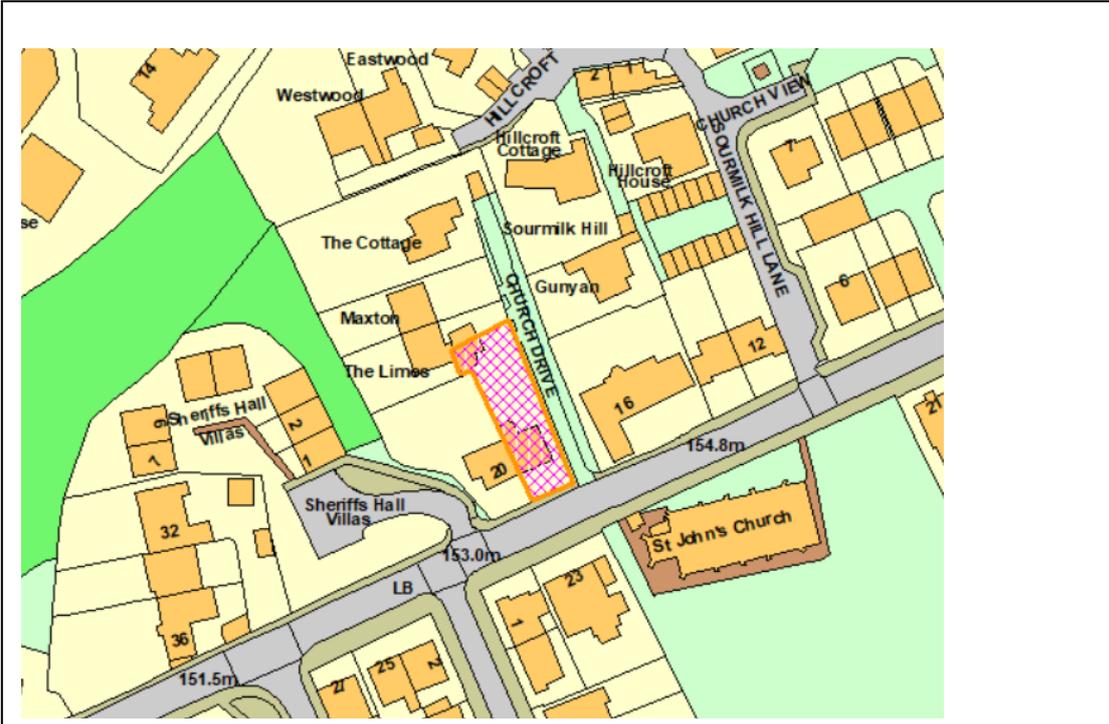
To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building or the Sheriff Hill Conservation Area in accordance with the NPPF and Policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

4

Construction of the development hereby approved shall not proceed above foundation level until final details of the soffits have been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the proposed soffits will have the same proportions as the soffits of the existing roof.

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 the Sheriff Hill Conservation Area in accordance with the NPPF and Policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.



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