

**Committee Report**

<b>Application No:</b>	<b>DC/24/00327/HHA</b>
<b>Case Officer</b>	<b>Sarah Howard</b>
<b>Date Application Valid</b>	<b>7 May 2024</b>
<b>Applicant</b>	<b>Mr &amp; Mrs Sloan</b>
<b>Site:</b>	<b>Bankfield Strathmore Road Rowlands Gill NE39 1HX</b>
<b>Ward:</b>	<b>Chopwell And Rowlands Gill</b>
<b>Proposal:</b>	<b>Single storey rear and side extension, demolition of the existing garage and erection of new outbuilding (as amended 02.07.24)</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Householder Application</b>

1.0 THE APPLICATION

1.1 DESCRIPTION OF SITE

1.2 The application site is semi-detached property named Bankfield which is sited on Strathmore Road in Rowlands Gill. The property is within the Rowlands Gill Conservation Area. Bankfield enjoys a generous plot and is bounded by bushes, trees and a timber fencing with a paved driveway to the front. The adjoining semi-detached dwelling to the east named Greencroft Lodge is currently operated as a commercial dentist. To the west side of the application site is the residential property called Field House. Field House is set 18 metres further north from the siting of the Bankfield and Greencroft Lodge.

1.3 DESCRIPTION OF THE APPLICATION

1.4 This planning application seeks permission for a single storey rear and side extension, demolition of the existing garage and erection of new outbuilding.

1.5 The proposed single extension to the rear would be approximately 3.7 metres high and 6.9 metres in width. Along the western boundary it would project 2.4 metres beyond the existing single storey rear extension. Along the eastern boundary with Greencroft Lodge it would project 7.5 metres adjacent to the boundary. No windows are proposed in the east and west elevations. The extension would have a pitched roof to its west side to a height of 3.8 metre and would have a flat room to its eastern side with a roof height of 3 metres.

- 1.6 The proposal would create an open plan living space at the ground floor and a detached garden and storage room to the rear of the house, partially on the side of an existing garage which is to be demolished.
- 1.7 The proposed detached garden and storage room to the rear will be positioned closer to the northern boundary with a height of 2.8m, depth 5.7m and width of 5.8m. It will be of similar size as the existing structure.
- 1.8 The site accessed directly from Strathmore Road with parking provision to the front of the house on an area of hardstanding. To the rear of the site, the existing fencing and gate is to be replaced with a 1.15 metres tall timber fence and gate. There will be no vehicular access from the north from Smailes Lane.

## **2. Consultation Responses:**

Heritage:	No objection
Transport:	No objection
Arboriculturist:	No objection

## **3. Representations:**

- 3.1 A Press Notice was carried out and a Site Notice was installed the site.
- 3.2 Ten neighbouring properties received consultation letters. One representation has been received, which outlined the following:
- 3.3 Concerns with the impact that the proposed development would have during construction and the impact that it would have on access to Smailes Lane. Concerns with siting of skips, routes of deliveries and noise and working times during construction of the development.

## **4. Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS18 Green Infrastructure and the Natural Environment

MSGP15 Transport Aspects of Design of Development

MSGP17 Residential Amenity

MSGP24 Design Quality

MSGP25 Conservation and Heritage

MSGP36 Woodland, trees and hedgerows

HAESPD Householder Alterations- Extensions SPD

## **5.0 Assessment of the Proposal:**

5.1 The main issues to be considered in determining this application are principle design, highway safety, residential amenity, visual amenity, and heritage.

### **5.2 IMPACT ON STREET SCENE AND THE CONSERVATION AREA**

5.3 The property is located within the Rowlands Gill Conservation Area. The proposed single storey side and rear extension of the dwelling will not be dominant from public viewpoints. The development will be sited 31 metres from Smailes Lane which is sited to the north. The neighbouring property at Greencroft Lodge has also undergone extensions of a similar scale and siting in recent years. The proposed single storey extension will be finished in render which will provide a break in materials from the red brick of the host dwelling. This will give the extension a modern and contemporary appearance which will complement the character of the host dwelling.

5.4 The Council's Heritage Officer has outlined that they have no objection to the proposal and outlined with regard to the extensions that the "flat roof design and use of materials common to the area mean that the extension will be a relatively discreet addition".

5.5 An outbuilding is proposed partially at the sited of an existing garage, which is to be demolished. The Heritage Officer commented that the existing garage "has little relation to the historic character of the conservation area", and the loss of this building would conserve the character of the conservation area. The proposed outbuilding would be of a more modern and contemporary design and is of an acceptable scale and siting to complement the character and setting of the conservation area, host dwelling and street.

5.6 A new fence and gate is proposed to the north of the development site which would replace the existing timber gate and fence with a renewed picket fence and gate. This would be similar in scale and design to the existing fence and gate to a height of 1.15 metres and would complement the character of the conservation area.

5.7 It is considered that the scale and design of the development as a whole is appropriate to the host property and the Rowlands Gill Conservation 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 has been attached to the application. It is officer view that the proposed works would conserve the character of the property in the conservation area and would comply with Policy CS15 of the Core Strategy and Urban Core Plan, Policy MSGP 24 and MSGP 25 of Making Space for Growing Places and NPPF.

#### 5.8 RESIDENTIAL AMENITY

5.9 The proposed rear extension will be built up to the boundary to Greencroft Lodge and would have a height of 3 metres and a depth of 7.5 metres. Greencroft Lodge is a non habitable building which is in commercial use as a dentist. The extension is similar in dimension to extension at Greencroft Lodge and considering that the building is in commercial use the development would not result in harm residential amenity.

5.10 The proposal would be set off the boundary to Field House by 1.8 metres. Due to the set back of Field House and there not being any habitable room windows in either the west elevation of the proposed extension or eastern elevation of Field House, the extension would not result in harm to the light, outlook or privacy of that neighbouring dwelling.

5.11 The proposed outbuilding would be sited into the rear part of the garden of the host plot. The modest scale of the proposed outbuilding the distance between the siting of the outbuilding and habitable room windows of neighbouring properties would ensure that it would have an acceptable impact on the residential amenity of neighbouring properties.

5.12 The proposed development would have an acceptable impact on the light, outlook and privacy of neighbouring properties and uses, to comply with Polic CS14 of the Core Strategy and Urban Core Plan, Policy MSGP17 of Making Space for Growing Places and NPPF.

#### 5.12 IMPACT ON TRANSPORT

5.13 To the front of the site, the site benefits from an extended driveway which has access onto Strathmore Road. Currently, this is used for the parking of vehicles. The use of this driveway, and its access would remain unchanged as a result of the proposed development.

5.14 At the rear of the property, the existing garage is to be demolished and replaced with an outbuilding. Within this outbuilding a sheltered storage area would be retained to ensure that there would be adequate external storage to support the use of the accommodation. The outbuilding would be sited further north which would result in the loss of some space on the existing hard standing at the rear of the property. However, the applicant has confirmed that

this area will not be used for parking, and amendments have been received to show a new fence and a single pedestrian gate at this location which will mean that there is no vehicular access. Transport have been consulted and they have no objection to the proposed development.

- 5.15 Concerns were raised by a neighbour in relation to the impact that the development would have on access to Smailes Lane should the development be constructed. There is space for the siting of skips and materials for the purposes of the construction of the development at the front and rear of the development site. It is therefore considered unlikely that any materials or skips would have to be sited on the public highway. However, a skip permit application would have to be submitted should any skip have to be sited on the public highway. This is a separate submission to planning. Given that the extension is domestic in scale it is not considered that the development would lead to any significant impact on the highway from the servicing the construction of the development. Overall, it is considered that the development would not harm the public highway through the construction phase of the application.
- 5.16 As sufficient off-street parking and storage would be retained on the site as a result of the proposed development, the development would have an acceptable impact on the local highway to comply with Policy CS13 of the Core Strategy and Urban Core Plan, MSGP15 of Making Space for Growing Places and NPPF.
- 5.16 IMPACT ON TREES
- 5.17 Towards the northeast boundary, adjacent to Smailes Lane and the boundary with Greencroft Lodge there is a mature Sycamore tree. This is nearby to the location of the existing garage which would be demolished because of the proposed development, and the siting of the proposed new outbuilding.
- 5.18 An Arboricultural Impact Assessment has been submitted alongside the application, with a Tree Protection Plan and Tree Survey. The information submitted has been considered by the Council's Arborist and they have confirmed that subject to the development being delivered in accordance with the details provided, they are satisfied that the development will not harm the tree. A condition is proposed which would require the development to be carried out in accordance with the tree information provided.
- 5.18 Subject to the development being carried out in accordance with the tree information provided, the development will have an acceptable impact on designated trees to comply with Policy CS18 of the Core Strategy and Urban Core Plan, MSGP36 of Making Space for Growing Places and NPPF.

## **6.0 CONCLUSION**

- 6.1 The application is considered acceptable in planning terms and is recommended for approval subject to conditions as set out below.

## **7.0 Recommendation:**

7.1 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 – (as amended 02.07.24)

100-01- REV1 - Site Location Plan  
200-01- REV6 - Proposed Site Plan  
210-01- REV6 - Proposed House Ground Floor Plan  
210-02- REV4 - Proposed House Ground Floor Plan w-demo  
210-03- REV4 - Proposed House Roof Plan  
210-04- REV6 - Proposed Garden Room Floor Plan  
210-05- REV6 - Proposed Garden Room Plan w-demo  
210-06- REV5 - Proposed Garden Room Roof Plan  
220-01- REV3 - Proposed House South Elevation  
220-02- REV5 - Proposed House North Elevation  
220-03- REV5 - Proposed House East Elevation  
220-04- REV5 - Proposed House West Elevation  
220-05- REV4 - Proposed Garden Room Elevations  
Arboricultural Impact Assessment – Dated 30th April  
Tree Protection Plan – Dated 30th April  
Tree Survey – Dated 30th April

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

The development hereby permitted shall be constructed entirely of the materials detailed on Proposed Plans 1:50.

**Reason**

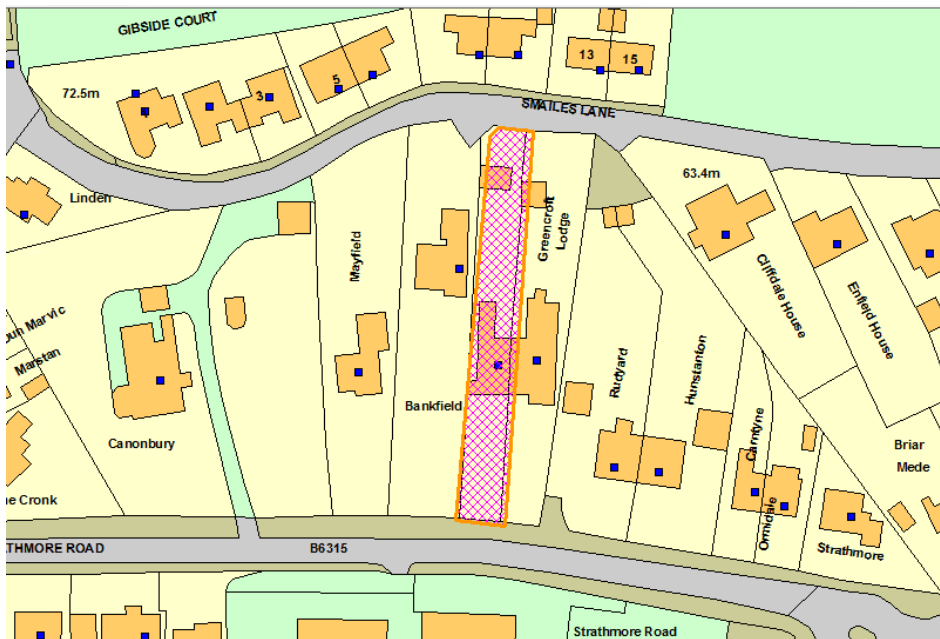
To ensure that the external appearance of the development is of an appropriate design and quality in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

**4.**

No development or other operations shall commence on site in connection with the development hereby approved, (including, soil moving or any operations involving the use of motorised vehicles or construction machinery) until the approved tree protection scheme is implemented. Once implemented the fencing must be retained intact for the full duration of the development and there shall be no access, storage, ground disturbance or contamination within the protected areas without the prior written approval of the local planning authority.

**Reason**

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with policy MSGP36 of Making Spaces for Growing Places and NPPF - National Planning Policy Framework



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