

Item No: 5.4
Application No: 18/00123/FULH
Date valid: 1 February 2018
Target decision date: 29 March 2018
Author: Rebecca Andison
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Ward: Cullercoats

Application type: Householder Full application

Location: 106 Wallington Avenue, Cullercoats, Tyne and Wear, NE30 3QA

Proposal: Single storey lean-to front extension and two storey side extension. Single storey lean-to rear extension and loft conversion with velux windows to the front roof slope and 2no dormer windows to the rear

Applicant: Mr John Hope, 111 Howdon Road North Shields NE29 6ST

Agent: Steedman Design, Mr Richard Steedman 9 Jackson Street West North Shields Tyne And Wear Newcastle NE30 2AH

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 Main Issues

1.1 The main issues for Members to consider are:

- the impact upon surrounding occupiers; and
- the impact on the character and appearance.

1.2 Planning law requires that application for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Members need to consider whether this application accords with the development plan and also take into account any other materials considerations in reaching their decision.

2.0 Description of the Site

2.1 The application relates to a south east facing semi-detached dwelling located within a residential area of Cullercoats.

2.2 Attached to the east elevation is a flat roofed garage and utility which projects 3.6m beyond the rear elevation of the property. The property also has a flat roofed rear extension and front porch.

3.0 Description of the Proposal

3.1 Permission is sought to construct single storey front and rear extensions, a 2-storey side extension and 2no rear dormer windows. The existing garage/utility, rear extension and porch would be demolished.

3.2 A 2-storey extension is proposed between the gable elevation of the property and the eastern boundary of the site. The extension would have a pitched roof to match the existing dwelling.

3.3 A single storey rear extension is proposed across the width of the property. The extension would project 3.7m and has a lean-to roof.

3.4 The proposed front extension projects 1.7m and would have a pitched roof.

3.5 A loft conversion with 2no pitch roofed rear dormers and 3no rooflights is also proposed.

4.0 Relevant Planning History

84/01648/FUL - Conservatory to rear, porch, canopy and garage – Permitted
20.09.1984

5.0 Government Policy

5.1 National Planning Policy Framework (March 2012)

5.2 Planning Practice Guidance (As amended)

5.3 Draft revised National Planning Policy Framework (March 2018)

5.4 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

6.0 Development Plan

6.1 North Tyneside Local Plan 2017

PLANNING OFFICERS REPORT

7.0 Main Issues

7.1 The main issues for Members to consider in this case are:

- the impact upon surrounding occupiers; and
- the impact on the character and appearance of the area.

7.2 Consultation responses and representations received as a result of the publicity given to this application are set out in the appendix to the report.

8.0 Impact on Residential Amenity

8.1 Policy S1.4 states that proposals for development will be considered favourably where it can be demonstrated that they would accord with the strategic, development management or area specific policies of the Plan. Development proposals should be acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses.

8.2 Policy DM6.2 of the Local Plan states that when assessing applications for extending buildings the Council will consider the implications for amenity on adjacent properties and land such as outlook, loss of light or privacy and the cumulative impact if the building has been previously extended.

8.3 Policy DM6.1 states that proposals are expected to demonstrate a positive relationship to neighbouring buildings and spaces and a good standard of amenity for existing and future residents.

8.4 A 2-storey extension is proposed on the east side of the property. The front and rear elevations of the extension would be flush with the existing property. A second floor window is proposed in the side elevation.

8.5 The neighbouring property to the east (No.104) has a driveway and rear outbuilding adjacent to the shared boundary. There are 3no first floor and 2no ground floor windows in the gable elevation. These windows do not appear to relate to habitable rooms. Having regard to the above the impact on the neighbouring occupiers in terms of loss of light and outlook is considered to be acceptable. The impact on privacy is also considered to be acceptable subject to obscure glazing being used in the second floor window.

8.6 The proposed rear extension projects 3.7m along both shared boundaries. It replaces an existing utility room which projects 3.6m along the eastern boundary. The neighbouring property to the east has an outbuilding adjacent to the boundary with a similar projection. Taking these factors into account the impact on the neighbouring residents to the east is considered to be acceptable.

8.7 The adjoining property to the west has a rear window adjacent to the boundary. The host's existing rear extension is flat roofed and projects 1.7m along the western boundary. It is considered that the proposed extension would have some additional impact on the neighbour's rear window and garden due to the additional projection and height. However when taking into account that only a relatively small area of the garden would be affected, and that the neighbour has not objected, the impact on residential amenity is considered to be acceptable.

8.8 The proposed front extension projects 1.7m along the shared boundaries. When taking into account its size and position in relation to the neighbouring properties, the impact on residential amenity is considered to be acceptable.

8.9 2no rear dormer windows are proposed. The dormers would face the rear gardens of properties on Molesdon Close but do not directly face any windows in

surrounding properties. Therefore the impact on privacy is considered to be acceptable.

8.10 Having regard to the above, the impact on the living conditions of surrounding occupiers, with particular regard to loss of light, outlook and privacy, is considered to be acceptable.

8.11 2no letters of objection have been received which raise concerns regarding dust and noise from the construction work, and the impact this would have on the health of residents. These concerns are noted. However given the nature of the proposal it is not considered reasonable to impose a condition requiring dust protection measures. Such conditions would only generally be imposed on larger developments with the potential to generate significant harm to the amenity of residents. It is not considered that a condition requiring dust control measures is necessary to the grant of planning permission in this case.

9.0 Design and impact on the character of the area

9.1 The National Planning Policy Framework states that good design is a key aspect of sustainable development and that permission should be refused for development of poor design.

9.2 Policy DM6.1 of the Local Plan states that applications will only be permitted where they demonstrate high and consistent design standards. Designs should be specific to the place, based on a clear analysis the characteristics of the site, its wider context and the surrounding area.

9.3 Policy DM6.2 states that extensions should complement the form and character of the original building. This should be achieved either by continuation of the established design form, or through appropriate contrasting, high quality design. The scale, height and mass of an extension and its position should emphasise a subservience to the main building. This will involve a lower roof and eaves height, significantly smaller footprint, span and length of elevations. DM6.2 lists the criteria that will be considered when assessing applications for extending buildings. These include whether the property is affected by any designations or considered to be a heritage asset or within the setting of a heritage asset; the location of the extension in relation to the street scene; the cumulative impact if the building has been previously extended; the effect on the existing property and whether the overall design is enhanced; and the form, scale and layout of existing built structures near the site.

9.4 LDD11 'Design Quality' applies to all planning applications that involve building works. It states that extensions must offer a high quality of the built and natural environment. It further states that extensions should complement the form and character of the original building.

9.5 The proposed 2-storey side extension has a pitched roof with a gable end to match the existing property. It replaces an existing garage which infills the area between the side of the dwelling and the eastern boundary. The single storey front and rear extensions would have lean-to roofs, and project 1.7m and 3.7m

respectively. The extensions would be constructed from brick with tiled roofs to match the existing property.

9.6 Two large dormer windows are proposed. The dormers have pitched roofs and would not be visible from the public domain. The application form states that the dormers would be finished in timber cladding. This is not considered to be acceptable given that timber cladding is not found in the existing property or the surrounding area. A condition is therefore recommended stating that the sides of the dormer must be tile hung to match the existing roof.

9.7 It is officer opinion that the proposed extensions are of an acceptable size and design in relation to the original property. The foot print of the dwelling would be significantly increased, but it is not considered that this would result in any harm to the streetscene.

9.8 Members need to consider whether the impact on the streetscene and character of the area is acceptable. It is officer advice that the impact is acceptable.

10.0 Other Issues

10.1 The proposal includes the demolition of the existing garage, resulting in the loss of an off-street parking space. Plans have been provided to demonstrate that a vehicle can be parked within the curtilage of the property on an extended driveway. Given that there are no parking restrictions in the area and that an off-street parking space is retained within the site it is not considered that the impact on highway safety would be severe.

11.0 Local Financial Considerations

11.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to local finance considerations as far as it is material. Section 70(4) of the 1990 Act (as amended) defines a local financial consideration as a grant or other financial assistance that has been, that will or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments).

11.2 Economically there would be benefits in terms of the provision of jobs associated with the construction of the extensions.

12.0 Conclusion

12.1 It is officer advice that the proposal is acceptable in terms of the impact on the living conditions of neighbouring residents, the character and appearance of the area and highway safety.

13.4 The application is therefore recommended for conditional approval.

RECOMMENDATION: Application Permitted

Conditions/Reasons

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications.

201C

301

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. Standard Time Limit 3 Years FUL MAN02 *

3. Notwithstanding condition 1, the materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing. The cheeks of the dormer windows must be tile hung to match the existing roof.

Reason: To secure a satisfactory external appearance having regard to policy DM6.2 of the North Tyneside Council Local Plan 2017.

4. Gas protection measures for householder GAS00 *
5

5. Notwithstanding any other details shown on the plans hereby approved, the second floor window in the side elevation of the extension shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The windows(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties having regard to policy DM6.2 of the North Tyneside Local Plan (2017).

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Informatives

Building Regulations Required (I03)

Do Not Obstruct Highway Build Materials (I13)

Advice All Works Within Applicants Land (I29)

Coal Mining Referral Area , (FULH) (I43)



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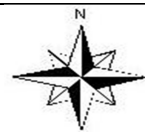
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Not to scale

Date: 21.03.2018

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Appendix 1 – 18/00123/FULH
Item 4

Consultations/representations

1.0 Representations

1.1 2no letters of objection have been received. The following concerns are raised:

- Impact of dust, noise and stress on the health of neighbouring residents.
- Impact of the scaffolding on the neighbouring property and driveway.
- Will reduce the distance between properties.
- Parking/access problems.
- Will look out of place.

2.0 Councillor Comments.

2.1 Cllr David McMeekan has requested that the application is considered by the planning committee, and if necessary requests speaking rights, for the following reasons:

- The proposed development represents a considerable alteration to the existing streetscape and will have a detrimental impact on the amenity of their neighbours.

2.2 Cllr John O'Shea has objected for the following reasons:

- Overdevelopment of the site.
- Exacerbate the health problems of a next door neighbour who has severe respiratory problems which will be significantly affected by the dust which is likely to arise in the construction works.

2.3 In the event that the officer recommendation is to approve the application he requests that the matter is referred to the Planning Committee for determination.