

Item No: 5.5
Application No: 18/00137/FULH
Date valid: 8 February 2018
Target decision date: 5 April 2018
Author: Rebecca Andison
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Ward: Cullercoats

Application type: Householder Full application

Location: 49 Wallington Avenue, Cullercoats, Tyne and Wear, NE30 3SH

Proposal: Two storey side and rear extension to provide garage with bedrooms over and canopy extension to front elevation

Applicant: Mr Keith Kitching, 49 Wallington Avenue Cullercoats Tyne And Wear NE30 3SH

Agent: Mr William Mitchell, South Corner St Albans Place North Shields Tyne And Wear NE30 4AZ

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 north west facing semi-detached dwelling located within a residential area of Cullercoats.

2.2 Attached to the east elevation of the property is a flat roofed utility/store. A side passage runs between the utility and the eastern boundary.

3.0 Description of the Proposal

3.1 Planning permission is sought to demolish the existing utility/store and construct a 2-storey side and rear extension.

3.2 The proposed extension measures 4.1m in width and projects 3.0m beyond the rear elevation of the property. It would have a hipped roof, with the rear extension set down from the main ridgeline.

3.3 The proposed extension includes a garage. It is proposed to create a driveway within the front garden with a new vehicle access onto the highway.

4.0 Relevant Planning History

4.1 None.

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 eastern boundary of the site. The extension is flush with the front elevation of the property and would project 3.0m beyond the rear elevation of the dwelling.

8.5 Letters of objection have been received from both neighbouring properties. The concerns raised include loss of light and privacy.

8.6 The neighbouring property to the east (No.49) has a garage adjacent to the shared boundary. The garage has 2no opaque glazed windows in the side elevation and 1no opaque glazed window at the rear. The garage door has been removed and a timber door installed. The resident has advised that they use the garage as a day room. There are also 2no opaque glazed first floor windows in the gable elevation, and a kitchen window in the side elevation of the main property in front of the garage.

8.7 The proposed extension would directly abut the windows in the side of No.49's garage. These windows are opaque glazed and serve what was originally a garage. A ground floor side extension could be built directly on the boundary under permitted development rights. This would have the same impact on the windows as the extension currently proposed. Taking these factors into account it is not considered that the impact on the side facing windows represents grounds for refusing the application. There is also a window in the rear of No.49's garage. Given that this is also opaque glazed, it is not considered that the impact on light and outlook would be significant enough to warrant refusal of the application.

8.8 There is a small kitchen window in the side of No.49, towards the front of the property. This would be located approximately 4.0m from the side of the proposed extension and the kitchen is served by a second larger window in the front of the property. The 2no first floor gable windows in No.49 are opaque glazed and relate to non-habitable rooms. The main rear habitable windows would be located approximately 4m from the side of the proposed extension. Having regard to the above the impact on No.49's windows is considered to be acceptable.

8.9 It is acknowledged that the proposal would result in some loss of light and outlook to the rear garden and patio of No.49 due to its projection, height and position on the shared boundary. However the garden is south east facing, meaning that there would be no impact on direct sunlight for the majority of the day, and only a relatively small area of the overall garden would be affected. It is therefore officer opinion that the impact on the rear garden would not be significant.

8.10 The impact on the privacy of No.49 is considered to be acceptable given that no windows are proposed in the east elevation of the extension.

8.11 The proposed extension would be located 6.4m from the western boundary. The neighbouring property to the west has a conservatory and rear windows adjacent to the shared boundary. While the extension would be visible from No.51's rear garden and windows, it is not considered that the impact on light or outlook would be significant due to the 6.1m separation distance. No first floor

windows are proposed in the side of the extension so privacy would not be affected.

8.12 A front canopy is also proposed. This projects 0.8m and the sides would be open. Given the size and nature of the development, the impact on residential amenity is considered to be acceptable.

8.13 Members need to consider whether the impact on the living conditions of surrounding occupiers, with particular regard to loss of light, outlook and privacy, is acceptable. It is officer advice that the impact is acceptable.

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 and rear extension has a hipped roof to match the existing property, and would be brick built with a tiled roof. The rear extension would be set down from the main ridgeline. A front canopy is also proposed across the width of the property. The canopy projects 0.8m.

9.6 There are various property styles on Wallington Avenue, and several examples of two storey side extensions and front porches/canopies. It is officer opinion that the proposed extension is of an acceptable size and design in relation to the original property. It is not considered that the proposal would

appear out of keeping with the surrounding area or detract from the existing street-scape.

9.7 Members must 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 Local Financial Considerations

10.1 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).

10.2 Economically there would be benefits in terms of the provision of jobs associated with the construction of the extension.

11.0 Conclusion

11.1 It is officer advice that the proposal is acceptable in terms of the impact on residential amenity and the streetscene, in accordance with the NPPF and Local Plan policy. Approval is therefore recommended.

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.

Site plan

Proposed plans 2.

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. | Materials External Surfaces to Match | MAT00 | * |
| | | 1 | |
| 4. | Gas protection measures for householder | GAS00 | * |
| | | 5 | |

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.

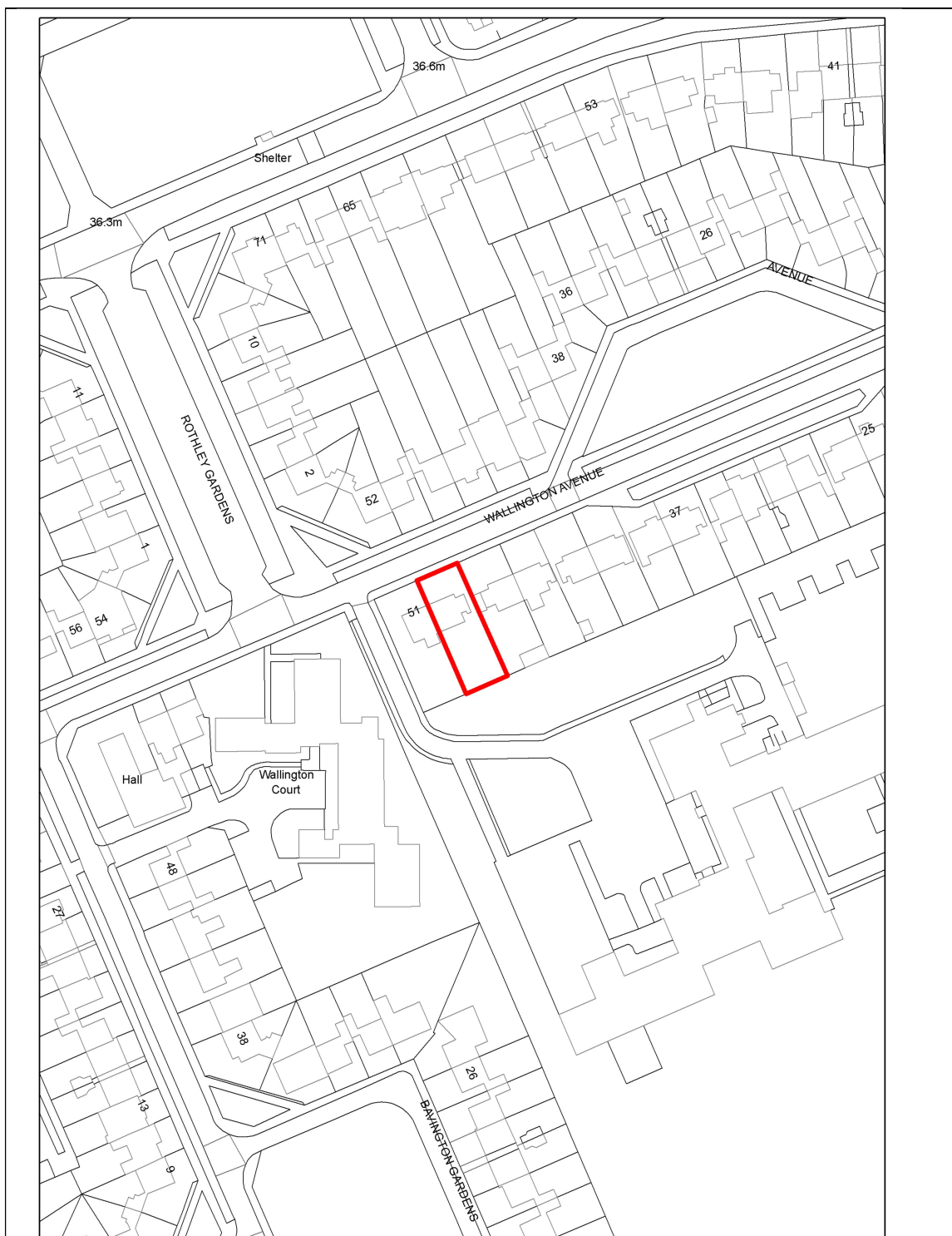
Informatives

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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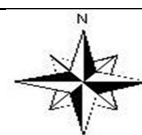
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Not to scale

Date: 21.03.2018

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Appendix 1 – 18/00137/FULH
Item 5

Consultations/representations

1.0 Representations

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

- Loss of light to the rear windows, conservatory and garden of No.51.
- Out of keeping with the street.
- Front canopy and pillars will restrict light to No.51.
- The dropped kerb and vehicle access have already been installed.
- Loss of light and outlook to No.49 – impact on the side and rear facing windows, garden and patio.
- The garage of No.49 is used as a day room and has windows to the side and rear.
- Imposing and intrusive.
- The extension will be brought forward to the front of the house with a canopy, leading to loss of light and privacy.

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.