

**Item No:** 5.7  
**Application No:** 15/01609/FULH Author: Rachael Watts  
Date valid: 12 October 2015 ☎:  
Target 7 December 2015 Ward: Cullercoats  
decision date:

Application type: Householder Full application

**Location: 52 Fairfield Drive, Cullercoats, Tyne And Wear, NE30 3AG,**

**Proposal: Proposed side extensions to form bedroom and extended garage, with proposed roof extensions over to form new loft space with additional bedrooms (Amended Plans)**

Applicant: Mr Stu Gyger, 52 Fairfield Drive Cullercoats Tyne And Wear NE30 3AG

**RECOMMENDATION:** Application Permitted

## **INFORMATION**

### **1.0 Summary Of Key Issues & Conclusions**

#### Key Issues

1.1 Members must consider the following key issues when determining this application:

- Impact upon residential amenity and
- Impact upon the appearance of the site and street scene

1.2 The representations received are summarised in the appendix.

#### 2.0 Description of the Site

2.1 The application relates to a south facing detached bungalow situated within a residential area of North Shields.

2.2 The property has gardens to the front, rear and sides. A footpath runs along the east and west elevations. There is an attached garage/utility to the west elevation. The existing garage/ storage measures 2.4m wide and projects 4m and can accommodate a small car. A side extension is located on the eastern elevation and measures 1.9m wide and projects 1.9m. The side extension is located 1.6m behind the main front elevation. A 1.8m high close boarded fence surrounds the property to the side and rear.

2.3 The existing bungalow has a pitched roof which has a ridge height of 4.9m (approximately 2.4m to eaves). The roof design is such that the roof slopes up away from the neighbouring properties to a ridge which runs at right angles to

Fairfield Drive. The roof gable to the existing bungalow forms the front elevation facing south.

### 3.0 Description of the Proposed Development

3.1 Permission is sought to construct two side extensions to the east and west elevations to form a bedroom and extended garage/ storage area and a roof extension with dormer windows to provide new accommodation in the newly formed roof space.

3.2 The proposed western side extension would project 1.4m from the rear elevation of the existing garage, maintaining the existing width.

3.3 The small existing eastern side conservatory would be removed and replaced by a new side extension which would extend 2.1m from the existing main side elevation and project 5.6m in line with the main front elevation of the property. One window is proposed along the side elevation.

3.4 The existing bungalow roof will be raised and will form a central gable feature running from the front to the back of the property (north to south). The side extensions will also have a pitched roof but with the roof ridge running parallel to Fairfield Drive. The gable ends of the new roof sections would face east and west onto the neighbouring properties at no.s 50 and 54. The ridge height of the proposed roof would be 6.25m, 1.35m higher than the existing roof. The eaves would measure approximately 3.3m high, approximately 0.9m higher than existing.

3.5 The front, south facing gable, incorporates large windows to the first floor.

3.6 Alterations to the windows and doors are proposed to the front, side and rear of the property. 8 .no velux windows are proposed in the roof.

3.7 Amended plans were received to reduce the width of the extensions to the side elevations to the dimensions detailed above.

### 4.0 Relevant Planning History

4.1 None.

### 5.0 Development Plan

5.1 North Tyneside Unitary Development Plan (adopted March 2002)

5.2 Direction from Secretary of State under paragraph 1(3) of Schedule 8 of Town and Country Planning and Compulsory Purchase Act 2004 in respect of policies in the North Tyneside UDP (August 2007).

### 6.0 Government Policy

6.1 National Planning Policy Framework (March 2012)

6.2 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.

## **PLANNING OFFICERS REPORT**

### 8.0 Detailed Planning Considerations

8.1 The main issues in this case are:

- (i) Impact on residential amenity and
- (ii) Impact on the appearance of the site and street scene

### 8.2 Impact on Residential Amenity

8.3 Policy H11 of the UDP states that the impact of the proposal on its site, local amenity, the environment and adjoining land uses must be taken into account when considering proposals.

8.4 DCPS No.9 set out the material considerations to be taken into account when determining applications for residential extensions which include the effect on the amenity of neighbouring occupiers in terms of loss of light, outlook and privacy. Single story rear extension located on a boundary of a property will generally be restricted to a maximum projection of 2.4m.

8.5 The proposed development would be located to the west of no. 50 Fairfield Drive. No. 50 is of a similar design and layout to the host dwelling, with its roof gable facing south but it has previously been altered with a mono-pitched roof to the front bay window and garage and a small side extension (to its eastern side). No. 50 has a single storey garage part way along its western side. In terms of the relationship with the proposed extension at the host dwelling, the eastern side elevation of the proposed extension would be located 0.68 m from the shared boundary. The proposed side extension would project 1.8m beyond the rear of the garage at no. 50. The proposed side extension would have a ridge height of 6.25m (approximately 3.1m to eaves). The view of the extension from no. 50 will be of the new gable end of the proposed extension at the host site. The existing view is of the side elevation of the host bungalow with the main roof sloping up and away from no. 50. A 1.8m fence forms the boundary between these properties.

8.6 Objections have been received from no. 50 Fairfield Drive relating to loss of light into the living room, utility room and side courtyard area to the rear of the garage. The proposed extension will introduce a gable elevation alongside the existing garage at no. 50 and a further 1.8m beyond this. It is accepted that the proposal will increase the bulk and mass of the host property when viewed from the area to the rear of the garage and existing patio doors located along the side elevation of no. 50. These doors provide access into the garden but form a secondary window to a living room, the main window being to the south facing front elevation. The doors are set back from the shared boundary by the width of the garage at no. 50 (approximately 3.5m). Whilst it is accepted that the proposed extension will be visible from the patio doors to no. 50, bringing development closer to the shared boundary for the 1.8m length beyond the

garage, it is not considered that the impact would be so significant as to justify refusal of permission.

8.7 The existing roof height of the remaining length of the original host property will be increased by 0.9m to eaves. but this remains some 2.8m distance from the shared boundary with the main western elevation of no.50 also set within its plot by a similar distance. The roof will slope up, away from no. 50 as at present.

8.8 There are currently two windows in the side elevation facing no. 50 and on completion of the development there would only be one, high level secondary window. It is therefore considered that the impact on privacy would be reduced. The proposed extension would clearly have some impact in terms of outlook from and light to the living room patio doors and utility room at no. 50 Fairfield. However due to the distance between the neighbouring properties, position of other windows, existing extensions and boundary treatments officer opinion is that the impact on the level of amenity currently enjoyed at no. 50 is not so significant as to justify refusal.

8.9 In terms of the impact on no. 54 to the west, objections have also been raised regarding the impact of the proposals. No. 54, whilst also a bungalow, is of a different design to the host property. No. 54 has its roof ridge running parallel to the road and already presents a gable to the elevation facing the host property. This is setback from the shared boundary by the width of the single storey flat roofed garage located to the eastern side of no. 54. The proposed western side extension would be located approximately 1m from the shared boundary. The side extension projects approximately 1.5m beyond the existing garage at no. 54. Beyond this point, although the roof height of the existing rear section of the host property will be increased, the relationship here is such that the main elevations are set some 6.8m apart.

8.10 Two windows are located along the existing elevation. 1. No window is proposed along the proposed side elevation. It is therefore considered that the impact on privacy would be reduced. The proposed side extension would have a ridge height of 6.25m (approximately 3.1m to eaves). The objections received from no. 54 raise concern about loss of light. The proposed extension would have some impact in terms of outlook and light at no. 54 Fairfield. However due to the distance between the neighbouring properties, the position of the existing garage at no.54 and boundary treatments it is officer opinion that the impact of amenity on no. 54 Fairfield Drive is again not so significant as to justify refusal.

8.11 The proposed development would be located to the south of no. 18 Farringdon Road. Due to the siting and distance between the neighbouring properties it is officer opinion that there will be no significant impact in terms of loss of light, outlook and privacy. The relationship between the properties is acceptable.

8.11 Whilst the objections are noted, it is officer opinion that the impact on the living conditions of neighbouring residents with particular regard to loss of light, outlook and privacy, is not sufficient to justify refusal of permission.

### Design and Impact on the Street Scene

8.12 The NPPF attaches great importance to the design of the built environment. It states that good design is a key aspect of sustainable development and that high quality design is important for all development, including individual buildings, public and private spaces and wider area development schemes.

8.13 Policy H11 of the North Tyneside Council Unitary Development Plan (adopted March 2002) seeks to ensure a high standard of design. Policy H11 stipulates that the local planning authority will take into account (amongst other things) the scale, density, massing, construction, landscaping and materials to be used in any proposal.

8.14 Development Control Policy Statement No.9 'Residential Extensions' states that material planning criteria to be taken into account when considering proposals include the effect of the proposal on the street scene and the character of the area as well as the extent to which the works have a high quality of design which reflects the character and materials of the existing building.

8.15 LDD11 'Design Quality' applies to all planning applications that involve building works. It states that extensions must offer a high quality of design that will sustain, enhance and preserve the quality of the built and natural environment. It further states that extensions should compliment the form and character of the original building.

8.16 It is proposed to replace the existing roof with a higher pitched roof which will present gable elevations to the east and west, facing onto the neighbouring properties to allow the roof space to be converted into bedroom and office space. The front elevation incorporates a gable feature with windows to the upper floor.

8.17 Objections relating to the scale and design of the proposed development and the impact upon character and appearance of the surrounding area have been received. Whilst the alterations will alter the appearance of the existing property, it is noted that Fairfield Drive contains various designs of pitched and hipped roofed properties. The adjacent bungalow at no. 54 is of a different design, with gable ends and its ridge running parallel to the road. This form of roof design is not out of place in the wider street scene. Similar extensions and alterations to those proposed (although to different designs of bungalow) have been approved at no. 14 Fairfield Drive (reference 14/00516/FULH) in 2014 and at 28 Kendal Avenue. There are several dormer windows in the immediate area including a front dormer at no. 38 Fairfield Drive. There are two storey properties located to the north of the site on Farrington road and north west on Kendal Avenue which are visible from the main street scene. In officer opinion the design and scale of the roof extension, and side extensions are acceptable.

8.18 Objections relating to the terracing of the host property and neighbouring properties were raised. However the amended plans have addressed this issue to ensure a gap is maintained between the side elevation and the shared boundaries.

8.19 Officer advice is that the proposed extensions are acceptable in terms of their impact on the streetscene and comply with Policy H11 and DCPS No.9.

## 9.0 Other Issues

### 9.1 Contaminated Land

9.2 The proposed development falls within an area of potential contaminated land. The Environmental Health Officer has been consulted and recommends conditional approval is in order to safeguard the development and/or future occupiers of possible future emissions from underground gas.

### 9.3 Highways

9.4 One objection was received with regards to the impact on traffic. The proposed development would not create any further bedrooms. The garage/ storage area and hard standing parking area would be maintained. The proposed development meets the parking standards as set out in LDD12. It is in officer opinion that the impact on highways is acceptable.

### 9.5 Construction Disturbance

9.6 Whilst it is noted that there will be some disturbance to residents during construction this would only be for a temporary period and as such is not considered significant to warrant refusal.

### 9.7 Loss of Bungalow

9.8 The loss of a particular type of housing does not fall within Local or National Planning policy. The proposed bungalow still provides a bedroom on the ground floor to accommodate different needs.

## 10.0 Conclusion

10.1 Officer advice is that the proposal is acceptable in terms of the above policies. Approval is recommended.

## **RECOMMENDATION: Application Permitted**

### **Conditions/Reasons**

- |    |   |       |   |
|----|---|-------|---|
| 1. | In accordance with approved plans       | MAN01 | * |
| 2. | Standard Time Limit 3 Years FUL         | MAN02 | * |
| 3. | Gas protection measures for householder | GAS05 | * |

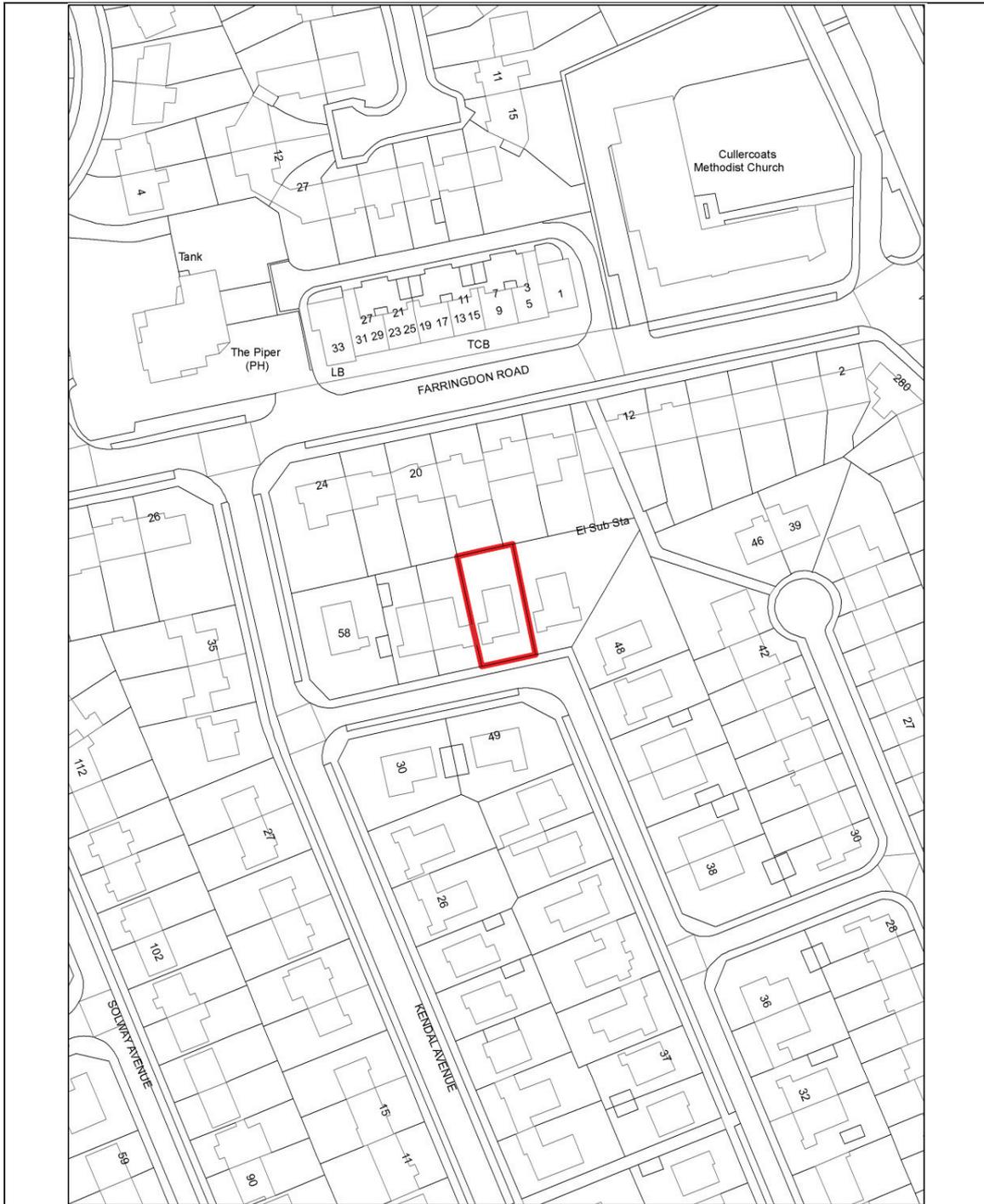
**Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):**

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

### **Informatives**

Do Not Obstruct Highway Build Materials (I13)

Building Regulations Required (I03)

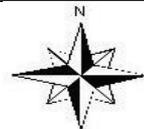


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Not to scale

Date: 27.11.2015

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**Item 5.7**  
**Appendix 1 – 15/01609/FULH**

**Consultations/representations**

7.0 Internal Consultees

Environmental Health (Contaminated Land Officer)

The site is within a coal referral area, as such the application of Gas 05 will be sufficient, conditional approval is recommended.

7.0 Representations

7.1 12. no letters of objection were received from four neighbouring properties. Objections relate to:

- loss of light to no. 50 and 54 Fairfield Drive
- impact on the right to light
- impact upon the character and appearance of the surrounding area
- scale and size of the proposed development
- loss of bungalow
- impact upon residential amenity
- oppressive
- loss of outlook
- over development
- terracing of properties
- Height of the proposed development
- Extension unnecessary as the garage can already accommodate room for a car
- Mine workings within the area and risk of sink holes
- traffic congestion
- setting a precedent
- disruption from construction
- the existing plans label the garage as storage. The existing garage is large enough to accommodate a car.

7.2 A number of additional issues were raised which are not a material planning consideration and will not be assessed in this application and included the following:

- issues regarding foundations and scaffolding and general construction access
- property value

7.3 One letter of support was received for the application:

- Many different designs within the street scene
- In-keeping with the surrounding area