

Item No: 5.8
Application No: 14/01923/FULH Author: Rachael Watts
Date valid: 13 August 2015 ☎: 0191 643 6311
Target: 8 October 2015 Ward: Killingworth
decision date:

Application type: Householder Full application

Location: 125 The Paddock, Killingworth, NEWCASTLE UPON TYNE, NE12 6HJ,

Proposal: First floor extension above existing garage and utility to the side of the property

Applicant: Mr Paul Trett, 125 The Paddock Killingworth NEWCASTLE UPON TYNE NE12 6HJ

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 The main issues in this case are:

- Impact on residential amenity
- Impact on Character and appearance

2.0 Description of the Site

2.1 The site to which the application relates is a north facing, semi-detached dwelling situated in an established residential area of Killingworth.

2.2 The host property has a front garden with an area of hard standing which accommodates off-street parking.

2.3 The host property also has a single storey, flat roofed garage. The rear garden area is enclosed by a 1.9m high timber fence.

2.3 The site is adjoined by no.124 The Paddock to the east and no. 126 to the west.

2.4 Properties 122 to 126 The Paddock are graduated with the host property set back further than no. 124.

3.0 Description of the Proposed Development

3.1 This application seeks full planning permission for the development of a first floor side extension above the existing garage and utility.

3.2 The proposed extension would measure 2.8m wide and project 7.7m adjoining with no.126 The Paddock. The side extension would incorporate a roof height of 7m (approximately 5.3m to eaves).

3.3 The proposed side extension would project 1.4m in front of no. 126 The Paddock's principal front elevation.

4.0 Relevant Planning History

4.1 None.

5.0 Development Plan

5.1 North Tyneside Unitary Development Plan (adopted March 2002)
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 (NPPF) (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

7.0 Main Issues

7.1 The main issues in this case are:

- Impact on residential amenity
- Impact on character and appearance

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

8.0 Impact on Residential Amenity

8.1 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.

8.2 DCPS No.9 states that the impact on the amenity of neighbouring occupiers in terms of loss of light, outlook and privacy are material planning considerations to be taken into account when determining applications for residential extensions. Two-storey side extensions and first floor extensions over existing garages are generally considered acceptable, however flat roofs and first floor windows in the side elevation would not normally be permitted.

8.3 The proposed side extension would be located to the west of no. 125 The Paddock. Due to the siting and orientation of the existing properties the proposed side extension would not be visible from no. 125 The Paddock.

8.4 The proposed side extension would be located to the east of no.126 The Paddock. The proposed extension would project 1.4m in front of neighbouring property no.126 The Paddock. The proposed side extension would be located 1.2m behind the rear elevation of neighbouring property no. 126. The host property's garage currently projects in front of no. 126. Whilst it is acknowledged that the proposed extension will affect some light in both the living room and first floor bedroom of no.126, the extension would be located to the north-east of the property and the projection is not significant. Therefore sunlight reaching the adjoining property at no.126 will not be affected and it is not considered significant enough to warrant refusal. In addition, given the limited projection the impact on outlook is considered acceptable.

8.5 The proposed side extension would be located to the south of no.121 The Paddock. Due to the distance between the two properties and the orientation it is considered that the proposed side extension would not result in a significant impact in terms of loss of light, outlook or privacy.

8.6 Members need to consider whether the impact on amenity of neighbouring properties is acceptable. It is officer advice that it complies with policy H11 and is acceptable.

11.0 Character and Appearance

11.1 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.

11.2 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. The use of flat roofs should be avoided where possible for design and maintenance reasons.

11.3 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 complement the form and character of the original building.

11.4 Following objections received from no.126 the roof to the proposed side extension has been amended to reduce the overhang on the adjoining property no.126.

11.5 The proposed two-storey side extension and front extension/canopy would be in keeping with the mass and design of the host dwelling and the character and appearance of the surrounding area. Members need to consider whether the design is acceptable. It is officer advice that it is and that it complies with policy H11 of the UDP (March 2002) and LDD 11 'Design Quality'.

12.0 Impact on parking provision and highway safety

12.1 The NPPF states that Transport policies have an important role to play in facilitating sustainable development and also in contributing to wider sustainability and health objectives. The NPPF also states that development should only be prevented or refused on transport grounds where residual cumulative impacts of development are severe.

12.2 Policy H11 requires that any proposals take into account the provision made for parking, access, pedestrian and vehicular access.

12.3 LDD 12 'Transport and Highways' sets out the Council's adopted parking standards

12.4 Policy T6 states that the highway network will be improved in accordance with the Council's objective of amongst other matters improving safety and convenience of the public highway.

12.5 Policy T11 states that parking requirements will in general be kept to the operational maximum and should include adequate provision for people with disabilities and special needs.

12.8 The Highways Network Manager has been consulted. He has recommended conditional approval. It is advised that current car parking on site can accommodate the additional car parking space required as a result of the creation of an additional bedroom.

12.9 Members need to determine whether the proposed development is acceptable in terms of its impact on parking provision and highway safety. It is officer advice that it is.

13.0 Other Issues

13.1 Objections have been received regarding land ownership matters. The correct application certificate has been served and any matters concerning works on party walls are civil matters.

14.0 Conclusion

14.1 In conclusion, the application relates to an existing semi-detached dwelling within an established area of Killingworth. Members need to take into consideration all of the above and determine whether they consider the proposal is acceptable in terms of its impact on amenity, its impact on the character and appearance of the area, and the impact on highway safety. It is officer advice that it is and on this basis approval is recommended.

RECOMMENDATION: Application Permitted

Conditions/Reasons

- | | | | |
|----|--------------------------------------|-------|--------------------|
| 1. | In accordance with approved plans | MAN01 | * |
| 2. | Standard Time Limit 3 Years FUL | MAN02 | * |
| 3. | Materials External Surfaces to Match | MAT01 | *DCPS no.9 and H11 |

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

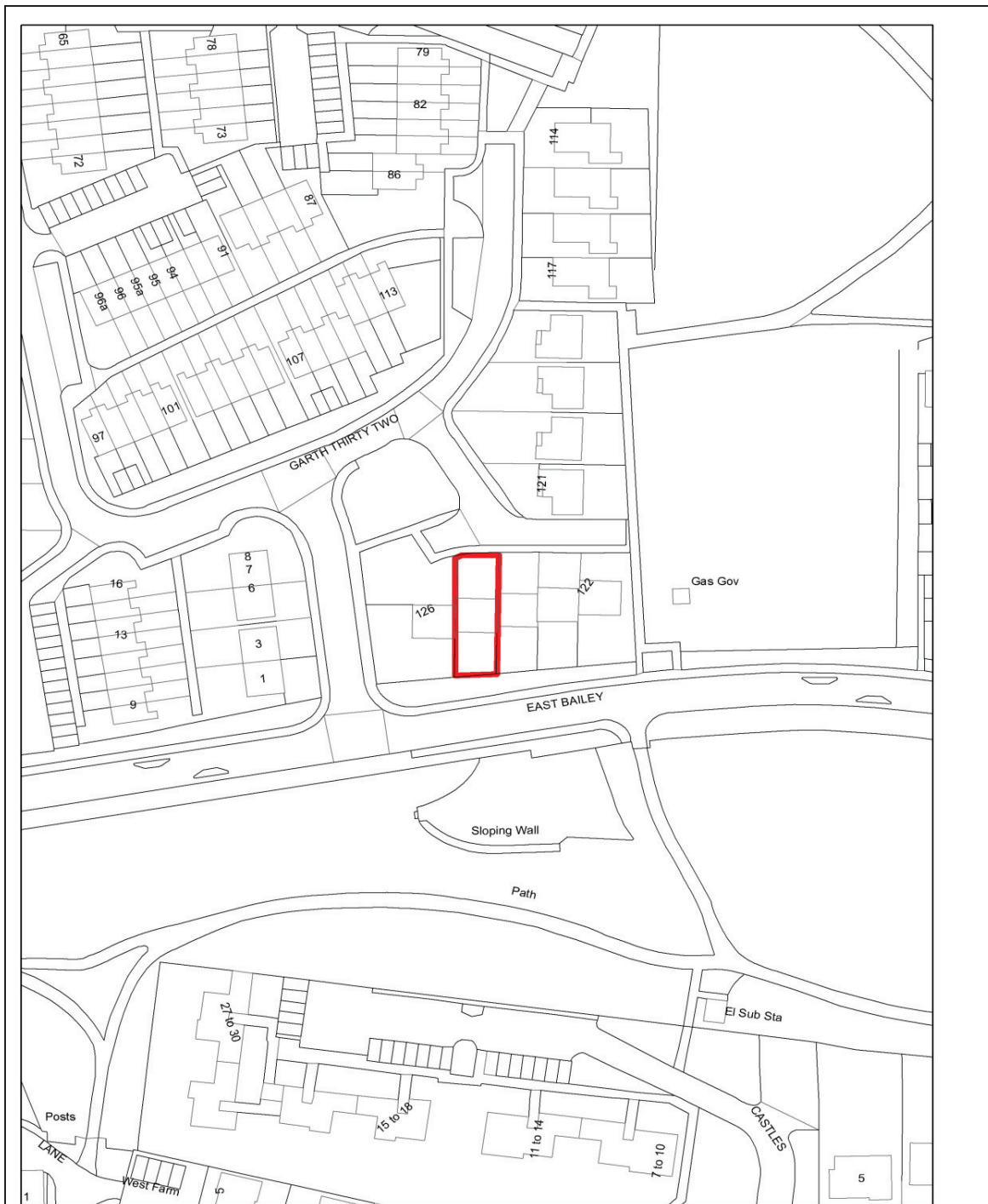
The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority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

Informatives

Building Regulations Required (I03)

Highway Inspection before dvlpt (I46)

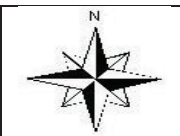
Do Not Obstruct Highway Build Materials (I13)



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Not to scale
 Date: 18.01.2016

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Appendix 1 – 14/01923/FULH

Consultations/representations

1.0 Ward Councillors

1.1 Request from Cllr L Darke for the application to be taken to planning committee.

2.0 Internal Consultees

2.1 Highways Network Manager

This application is for a first floor extension above existing garage and utility to the side of the property. Part of the proposal includes an additional bedroom, however the parking associated with the development meets the standards set out in LDD12 and there are no alterations to the access arrangements. For these reasons approval is recommended

Recommendation - Approval

Informatives:

I13 - Don't obstruct Highway, Build Materials

I46 - Highway Inspection before dvlpmt

Environmental Health (Pollution)

4.1 No objection in principle to this application.

5.0 Representations

5.1 4 letters of objection from two households have been submitted which object on the following grounds:

- Loss of value to neighbouring property
- Loss of light to no. 126 The Paddock
- Loss of view from front bedroom window
- Increased noise pollution to rear bedroom
- Concerns over potential damp problems
- Street scene
- Terracing of properties
- Concerns over the proposed roof design
- Concerns regarding land ownership and work to the roof