

Item No: 5.5
Application No: 15/01910/FULH Author: Rachael Watts
Date valid: 11 December 2015 ☎: 0191 643 6311
Target 5 February 2016 Ward: Preston
decision date:

Application type: Householder Full application

Location: 17 Camp Terrace, North Shields, Tyne And Wear, NE29 0NE,

Proposal: Two storey and single storey rear extension

Applicant: Mrs Lucy Thompson, 17 Camp Terrace North Shields Tyne And Wear NE29 0NE

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 Key Issues

1.1 The key issues for members to consider when determining this application are:

- 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 terraced property situated within the Camp Terrace Conservation Area.

2.2 To the rear of the property is a yard with a detached garage in the north west corner. The property has an existing flat roofed rear extension adjacent to the eastern boundary.

3.0 Description of the Proposed Development

3.1 Permission is sought to construct a two storey and single storey rear extension.

3.2 The proposed first floor extension is located on the eastern boundary and projects 3.5m. The proposed extension would incorporate a hipped roof with a ridge height of approximately 7.1m (approximately 5.4m to eaves).

4.0 Planning History

4.1 14/01324/FULH: Single storey extension to the rear of the property. Application permitted 21.10.2014.

4.2 The approved ground floor extension has a staggered rear building line. It projects 5.4m along the eastern boundary and 3.5m along the western boundary. A 3.0m high flat roof is proposed with 2no glazed roof lanterns.

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 National Planning Practice Guidance (As Amended)

6.3 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:

- Impact on residential amenity
- Design and impact on the conservation area

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 storey rear extensions on shared boundary will generally be restricted to a maximum projection of 2.4m. DCPS No.9 also states "two storey rear extensions are generally discouraged as they can lead to considerable loss of daylight; sunlight, outlook and privacy for adjoining occupants. In addition such extensions can be overbearing, can represent an overdevelopment of a restricted site and conflict with the Local Planning Authority's guidelines on privacy distances"

8.5 The principle for a ground floor rear extension has been established under 14/01324/FULH.

8.6 1.no letter of objection was received from no.13 Camp Terrace regarding loss of outlook and overbearing impact.

8.7 Due to the distance between the two residential properties it is officer advice that the impact upon residential amenity is acceptable.

8.8 2. no letters of objection were received from no. 15 regarding privacy, loss of light, outlook, view and quality of life.

8.9 The proposed development would be located to the west of No. 15. The proposed development would be located approximately 6.6m away from no. 15's nearest boundary. Whilst it is noted that no. 15's kitchen entrance faces west, no. 15 will still have views over their garden/ patio area. Furthermore, due to the distance between the properties it is officer advice that the impact upon light, outlook and privacy is not significant.

8.10 1.no letter of objection has been received from No. 16 Camp Terrace regarding light, overshadowing, loss of privacy and an overbearing impact.

8.11 The proposed development would be located to the west of no. 16 Camp Terrace. The neighbour to the east has a rear extension adjacent to the boundary with the application site. The proposed extension projects no further than this existing extension. Whilst it is acknowledged that there would be some loss of light to the first floor window closest to the boundary, it is noted that this does not appear to facilitate a habitable room. It is officer advice that the impact on light to the neighbouring rear bedroom, dining room and garden is acceptable.

8.12 The proposal will have some impact on the amenity of the neighbour to the west, No. 18 as this property has a rear window adjacent to the shared boundary. The roof of the extension will be visible above the boundary wall but in officer opinion the projection of the extension is acceptable and will not cause a significant loss of outlook. The impact on light will be minimal due to the north facing orientation of the rear yards.

8.13 It must also be noted that properties along Camp Terrace have large private gardens located to the front of the property in addition to the rear yards/ gardens.

8.14 It is officer advice that the impact on the living conditions of the neighbouring residents, with particular regard to loss of light, outlook and privacy, is acceptable.

8.15 Design and Impact on Conservation Area

8.16 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.

8.17 In respect of designated heritage assets the NPPF states that in determining planning when determining the impact on the significance of a heritage asset great weight should be given to the assets conservation. The more important the asset the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

8.18 Policy E16/2 'Conservation Areas' of the North Tyneside Unitary Development Plan states that development which would not preserve or enhance the character, appearance or setting of a Conservation Area will not be permitted. In assessing a development, particular consideration will be given to its design, scale, layout and materials; the treatment of surrounding spaces; and its relationship to surrounding development. This guidance is backed up by the criteria contained within Development Control Policy Statement No. 8 'Development within Conservation Areas'.

8.19 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.

8.20 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.

8.21 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.

8.22 In addition to the policies outlined above, the Camp Terrace Character Appraisal was adopted in 2006.

8.23 Four letters of objection from three households have been received regarding the impact on the conservation area and the impact upon character and appearance.

8.24 A two storey and single storey rear extension is proposed. The proposed extension has a hipped roof with glazed roof lights. It would be constructed from brick with timber windows and doors to match the original property.

8.25 The roof of the proposed extension will be visible from the rear lane. However, as it is located along the rear it is in officer opinion the proposal will not have a significant impact on the character or appearance of the conservation area. The Conservation Officer has commented and recommends conditional approval.

8.26 Officer advice is that the proposal is acceptable in terms of its impact on the character and appearance of the conservation area.

Reason: In the interests of the preserving and enhancing the character of the conservation area, having regard to Policy E16/2 and DCPS No.8 of the North Tyneside Unitary Development Plan 2002.

4. Notwithstanding the details shown on the approved plans, before the roof of the extension hereby permitted is constructed the following details must be submitted to and agreed in writing by the Local Planning Authority:

Details of the proposed roof lights which shall be conservation style and flush fitting. Thereafter the roof light shall only be constructed in accordance with the approved details.

Reason: In the interests of the preserving and enhancing the character of the Conservation Area; having regard to Policy E16/2 and DCPS No.8 of the North Tyneside Unitary Development Plan 2002.

5. Gas protection measures for householder GAS05 *

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

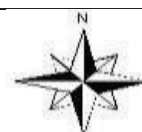
The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority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



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Not to scale
 Date: 25.02.2016

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Appendix 1 – 15/01910/FULH

Consultations/representations

7.0 Internal Consultees

7.1 Conservation Officer

7.2 The property is in the Camp Terrace Conservation Area. Whereas application reference 14/01324/FULH was unlikely to be publicly visible in the conservation area the present proposal will be albeit that no key views will be affected. It will be prudent to require submission of the main construction materials for approval by condition. Rooflights proposed should be flush fitting and conservation style; it will be prudent to require submission of details of the rooflights before installation. I note timber windows are proposed. Timber is the appropriate material for use in such a period property.

7.3 Representations

7.4 Four letters of objection have been received from three households. Objections have been summarised as follows:

- Size and proximity to neighbouring properties
- Impact upon light and outlook
- Overshadowing
- Dominating views
- Altered design and appearance of the terraced properties
- Distort original building line
- No other examples within the Conservation Area
- Setting a precedent
- Concerns over proposed “working from home”
- Covenants restricting working from home
- DCPS no. 9 discourages two storey rear extensions
- Overbearing impact
- Out of scale and character
- Impact upon property value
- Incremental change

7.5 Photographs were submitted alongside the objections.

7.6 The applicants submitted a document on 22nd February outlining their response to the current objections. Their points have been summarised as follows:

- The extension has been designed by a chartered engineer
- They have designed an extension which is thought to be sympathetic to neighbours and considerate to the conservation area
- No. 16's light would only be affected by a small percentage in the evening
- No 15's light would not be affected
- There are other examples of two storey rear extensions on Queen Alexandria road.

- Prior to submission the proposed extension was reduced in size in order to lessen any impact
- Considerate and conservative design
- Roof is designed with materials to match the existing
- The roof ridge height is below the original roof line and is hipped to reduce impact
- Matching materials to existing proposed
- Conservative design and style
- Will compliment the existing house and break up the existing ground floor extensions
- The ground floor area of the extension will equate to 12% of the ground floor space
- Conservation Officer does not have concerns over the extension
- The extension will not be very visible
- The owners of the property have already carried out extensive works to the south (front) elevation of the property which have used original materials and designs.
- Proposed office is for admin and more space to grow the family
- Photographs have been provided along side the applicants response

7.7 Cllr Cath Davis requested for the application to go before planning committee.