

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 25th April 2017

Application	2
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Application Number:	17/00557/FUL	Application Expiry Date:	2nd May 2017
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Application Type:	Full Application
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Proposal Description:	Erection of 1st floor extension to rear of property
At:	125 Beech Road, Armthorpe, Doncaster, DN3 2EF

For:	Miss Kerry Gravil
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Third Party Reps:	0	Parish:	Armthorpe Parish Council
		Ward:	Armthorpe

Author of Report	Bethan Gledhill
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for Report

1.1 The application is being presented to the Planning Committee as the applicant is a member of staff within the Regeneration and Environment Directorate.

2.0 Proposal and Background

2.1 The application seeks permission for the erection of a first floor extension to the rear of the property.

2.2 The site is a two storey, end-terraced property located on Beech Road. It is finished in red brick and white render. There is an existing single storey rear extension, which has a pitched roof, and is finished in a red facing brick. The extension projects from the rear of the original property by 5m. The new extension will be sited above this existing extension. The rear garden is long and is enclosed by timber panelled fencing. Surrounding properties are similar in terms of age and design.

3.0 Relevant Planning History

3.1 06/00988/FUL - Erection of detached double garage with studio above at rear of terraced house - Application Granted

3.2 11/00176/FUL - Erection of a detached double garage with studio above at rear of a terraced house - Application Granted

4.0 Representations

4.1 None received.

5.0 Parish Council

5.1 No comments have been received.

6.0 Relevant Consultations

Internal Drainage Board - No comments received.
Doncaster East Internal Drainage Board - Informatives
Severn Trent Water - No comments received
Pollution Control - No comments

7.0 Relevant Policy and Strategic Context

Doncaster Unitary Development Plan (1998)
Policy ENV54 - Extension and Alterations to Existing Buildings

Doncaster Core Strategy (2012)
Policy CS14 - Design and Sustainable Construction

Supplementary Planning Guidance - Design Requirements and Guidance

8.0 Planning Issues and Discussion

8.1 The main issues for members to consider is the potential impact of the development on the character of the surrounding area and whether the proposal would detrimentally affect neighbouring residential properties.

Residential Amenity

8.2 The application seeks permission for a first floor extension above an existing single storey projection to the rear.

8.3 Doncaster's SPD states that rear extensions are usually partially hidden from the streetscene and therefore can have less of an impact, but can still affect the character of rear gardens. However, they should still be appropriately designed so as to be in keeping with the character of the original dwelling and the surrounding area. They should not overlook, over-dominate, or overshadow the adjoining property, and must leave adequate usable private garden space. Where possible, the distance from the extension to the front or rear of the nearest neighbouring dwelling should be 21m.

8.4 It is not considered that there would be harm caused in terms of overlooking. There are to be two windows installed on the south-western elevation, however, both are to be obscurely glazed thus mitigating the potential for direct overlooking. The windows to the rear elevation would not result in overlooking given that the distance to the neighbouring property to the rear is well in excess of 21m, which complies with the advice contained within the SPD.

8.5 Doncaster's SPD goes on to state that individual two storey extensions which project more than 3m would have to be set in from the boundary by 1.0m for each metre in excess of 3m. Two storey extensions will be looked at more stringently in terms of overlooking, over dominance, and over shadowing. The extension is to be set in from the boundary with the adjoining neighbour by 0.7m.

8.6 The extension is to project by 4.3m from the rear of the property. The Design Requirements and Guidance SPG does state that such extensions should project by 3m only from the rear of the host property. However, it should be noted that the adjoining property already projects by 1m further than the host property. As such, the proposed extension would project by 3.3m from the rear elevation of the adjoining property, and this can be seen within the annex attached to the report. Therefore, the impact upon this property would be mitigated. Whilst the extension would encroach into the 45 degree zone of influence, it is considered that this would be to a minimal degree and would not warrant the refusal of planning permission in relation overshadowing. The adjoining property has a single storey rear extension, and therefore the ground floor windows would not be impacted upon.

Visual Amenity

8.7 The principle elevation will would remain unchanged should members resolve to grant planning permission, with the majority of the development taking place to the rear of the property. Views of the extension would be limited to the immediate neighbours. As a result it is considered that the proposal would have a limited impact on the character of the area.

8.8 The extension is to be finished in brick and concrete tile and would therefore be sympathetic to the existing rear extension. The neighbouring property at 127 has a two storey rear extension, and thus, the proposed extension at no 125 would not appear out of character.

9.0 Summary and Conclusion

9.1 In summary, having balanced all of the material planning considerations, it is considered that the proposal is acceptable as there would be no harm caused to visual or residential amenity. It is considered that the proposal complies with the aforementioned planning policies. It is recommended that planning permission be granted subject to the following conditions.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

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RECOMMENDATION

Planning Permission GRANTED subject to the following conditions.

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| 01. STAT1 | The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990. |
| 02. ACC1 | The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.
REASON
To ensure that the development is carried out in accordance with the application as approved. |
| 03. MAT2 | The external materials and finishes shall match the existing property.
REASON
To ensure the satisfactory appearance of the development in accordance with policy ENV54 of the Doncaster Unitary Development Plan. |

01. U11190 The application may increase the impermeable area and the applicant should ensure that for any proposed increase in surface water run-off to the site, the existing or proposed surface water discharge systems has sufficient capacity.
02. IQ171 **INFORMATIVE**
The developer shall consider incorporating all possible sustainability features into the design of the proposed development.

Appendix 1: Proposed Site Plan



Appendix 2: Existing and Proposed Plans

