
APPLICATION DETAILS

Application No:	18/0216/FUL
Location:	103 Hall Drive Middlesbrough TS5 7HX
Proposal:	Single storey front extensions and raising the front eaves height by 0.3 metres with four roof light, first floor extension above garage, single and two extensions to rear including balcony
Applicant:	Mr A Soloman
Agent:	Mr Garry Phillipson
Company Name:	GPDESIGNS ARCHITECTURAL SERVICES
Ward:	Acklam
Recommendation:	Approve with Conditions

SUMMARY

The proposed development has been amended during the course of the application and now seeks permission for single storey extensions to the front, raising the original front eaves height by 0.3 metres, the inclusion of four roof lights to the front roof slope and a first floor extension above the existing garage. The proposal includes two-storey extensions to the rear and a single storey extension with walk on balcony.

Following the consultation process 6 objections have been received raising concerns that the proposal would amount to overdevelopment of the site, out of character with the appearance of the estate, loss of privacy, noise impacts, parking and traffic issues, disruption from construction, drainage issues and the fact it will set a precedent.

The property is a detached dwelling set back from the main highway with a single storey double garage to the side and large rear garden. Since the original submission revisions have been made to the scale of the proposed development with the removal of part of the two-storey rear extension and reduction in the size and design of the front extension. A balcony with screen balustrade has been added to a revised rear elevation.

The proposed works are considered to be of a nature and scale commensurate with this dwelling whilst fitting in with the original character of the street scene and are considered to not unduly affect the privacy or amenity associated with surrounding properties given their position and orientation.

The development is considered to be in accordance with the requirements of relevant policies DC1, CS4, CS5 and the Urban Design Supplementary Planning Document Guide (UDSPD).

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is a detached property located at within the Acklam area of Middlesbrough. Along the western boundary is 101 Hall Drive and to the east is 105 Hall Drive with 33 and 35 North Wood located to the rear. Directly opposite the property is the Outwood Community College. There are a mixture of house types within the immediate area with both detached and semi-detached properties.

Since the original submission the plans have been revised to reduce the scale of the two-storey front extension and the rear extension with the inclusion of the rear balcony. The revisions have retained the sloping roof design on the front elevation through the increase in the eaves height by 0.3 metres while retaining the original pitched roof height.

The proposal is for the following works:-

- a) Single storey lean to extension to the front with a width of 5.2 metres, height of 3.7 metres with double entrance door and two front windows.
- b) Single storey extension to the garage to project 1 metre with a width of 5.5 metres.
- c) First floor extension above the existing garage with a width of 6.5 metres with a bedroom window on the front elevation and an en-suite window on the side elevation.
- d) Increase to front eaves height of 0.3 metres.
- d) Two storey extensions to the rear. The extension to the rear of the garage will project 5 metres with the extension to the rear of the living room projecting 3 metres. The two-storey extension will have pitched roofs with a height of 6.7 metres with bi-folding doors on the ground floor and windows on the first floor. The central area of the rear extension will be extended at first floor by 1.2 metres with a walk on balcony area.
- e) Four roof lights on the front elevation.
- h) Ground floor window on the side of the garage which falls within permitted development regulations.

PLANNING HISTORY

M/FP/0011/08/P - Two-storey extension to side, single storey extension to rear and replacement of porch to front, refused March 2008

M/PDA/0801/14/P - Prior notification for a single storey extension to the rear, approved August 2014

18/0016/FUL- Single storey extension to the side and front of garage, first floor extension to side, two storey extension to front and rear, increase in the overall ridgeline roof height to facilitate conversion of the attic and installation of four rear dormer windows and four velux roof lights, withdrawn March 2018.

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- a) *The provisions of the development plan, so far as material to the application*
- b) *Any local finance considerations, so far as material to the application and*
- c) *Any other material considerations.*

The following documents together comprise the Development Plan for Middlesbrough;

Middlesbrough Local Plan;

- *Housing Local Plan (2014)*
- *Core Strategy DPD (2008, policies which have not been superseded/deleted only)*
- *Regeneration DPD (2009, policies which have not been superseded/deleted only)*
- *Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)*
- *Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)*
- *Middlesbrough Local Plan (1999, Saved Policies only) and*
- *Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).*

The overarching principle of the National Planning Policy Framework (NPPF) is to support sustainable development, and that it should go ahead without delay. It defines the role of planning in achieving economically, socially and environmentally sustainable development and recognises that each are mutually dependent. The NPPF requires local planning authorities to approach development management decisions positively, utilising twelve core planning principles, which can be summarised as follows:

- *Being plan led*
- *Enhancing and improving areas*
- *Proactively drive and support sustainable economic development to deliver homes, business, industry and infrastructure and a thriving local economy*
- *Always seek a high quality of design and good standard of amenity for existing and future occupants*
- *Take account the different roles of areas, promoting the vitality of the main urban areas whilst recognising the intrinsic character of the countryside*
- *Support the transition to a low carbon future, taking full account of flood risk, resources and renewables*
- *Contribute to conserving and enhancing the natural environment*
- *Encourage the effective use of land*
- *Promote mixed use developments*
- *Conserve heritage assets in a manner appropriate to their significance*
- *Actively manage patterns of growth making fullest use public transport, walking and cycling and focus significant development in sustainable locations and*
- *Take account of local strategies to support health, social and cultural well-being and deliver community and cultural facilities to meet local needs.*

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

CS4- Sustainable Development
CS5 - Design
DC1 - General Development
UDSPD - Urban Design SPD

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Six objection comments have been received following the neighbour consultation process from 101 (x2) , 107, 109 Hall Drive and 33 (x2) , 35 (x2) , 39 North Wood (x2) which in summary relate to:-

- a) Overdevelopment of the site
- b) Out of keeping with the character and appearance of the estate
- c) Privacy issues
- d) Noise impacts from the increase in number of residents
- e) Traffic /parking issues
- f) Scale of development means long term disruption during construction
- g) Drainage issues
- h) Sets a precedent
- i) Balcony would reduce privacy and potentially generate more noise

Public Responses

Number of original neighbour consultations	5
Total numbers of comments received	6
Total number of objections	6
Total number of support	0
Total number of representations	0

PLANNING CONSIDERATION AND ASSESSMENT

Principle of Development

1. The Local Development plan is the starting point for considering this proposal along with other material planning considerations. The proposal should therefore be assessed against Local Plan Policies DC1 (General Development), CS4 (Sustainable Development) and CS5 (Design) which seeks to ensure high quality sustainable development, ensure the amenity of nearby residents and that the character of the area and highway safety are not adversely affected by development, Policy CS5 requires high quality design in terms of layout, form and contribution to the character and appearance of the area and consideration must be given to Middlesbrough's Urban Design SPD (adopted Jan 2013).
2. The main considerations with this proposal are the impact on the character and appearance of the area, the privacy and amenity of the neighbouring properties, the impact on highway safety and any residual matters.

Character and appearance

3. The application site is a modern detached property which is located within the Acklam area of Middlesbrough. The properties along this section of Hall Drive are detached properties with attached garages that are set back from the highway with respectively small front gardens and larger rear gardens. The front building line of the properties is staggered and set at an angle from the highway. Several of the properties have been extended with first floor extensions above the garage at 105 Hall Drive (M/FP/0080/11/P) and a two storey rear extension at 107 Hall Drive (M/FP/1160/99/P).
4. The main design features of the front elevation of the properties is the stepped front elevation design created through the garage and main front elevation projecting forward of the lounge/bedroom area to the side. The proposed design of the front elevation will retain this original stepped front elevation detail with no alteration to the height of the roofs ridgeline and only a marginal increase to the eaves height of 0.3 metres. The first floor extension above the garage projects across only half the width of the original garage. The overall scale and design of the extension above the garage is similar to the first floor extension at the neighbour's property at 105 Hall Drive and fits in with the existing character of the street scene.
5. The two-storey extensions to the rear will have pitched roof designs with a central recessed section at first floor which will provide a walk on balcony area. The pitched roof design of the extensions fits in with the original roof design of the property and the surrounding properties. The single storey section with balcony above, which includes a glazed balustrade is considered to be a modern design and although there may be no examples of balconies within the street, the overall design, scale and location of the balcony is not considered to be out of character with the modern design of the properties in the area.
6. The proposed extension will result in an increase in the overall footprint of the building however given the scale of the original property and the available amenity space within the associated curtilage of the property and the surrounding properties the overall footprint is considered to be acceptable.
7. The brick work and roof tiles for the extensions will match the main dwelling and would be in keeping with the character of the original property and the street scene.
8. Objection comments have been received regarding the overall scale of the development and it being out of character with the existing properties in the area. The design and appearance of the initially submitted proposal was considered by officers to be out of keeping with the host property and street scene and as a result, requests were made for alterations to the proposals. In view of the above considerations, it is now considered to be of an apparent scale and design in keeping with both the host property, the plot size and the street scene in accordance with the guidance set out in Local Plan Policies CS5- Design, DC1 -General Development and UDSPD.

Residential Amenity

9. Objection comments have been received with regards to potential loss of privacy. The Council's Urban Design Supplementary Planning Document (UDSPD) comments that a separation distance of 21 metres between facing habitable room windows such as living rooms and bedrooms is considered to be acceptable in terms of privacy and amenity.
10. The proposal includes habitable windows and doors on the rear and front elevation of the proposal with a walk on balcony area to the rear. Both properties to the rear at 33

and 35 North Wood are positioned at an angle to the applicant's rear elevation due to the original layout of the estate. Both 33 and 35 North Wood have been extended with single storey extensions/ conservatory to the rear. The proposed habitable room windows, doors and balcony area will be located a minimum of approximately 26 metres from the habitable room windows of both 33 and 35 North Wood, with a minimum separation of approximately 14 metres to the rear boundary fence. This 14+ metres to the rear garden boundary will assist in preventing a steep angle of viewing into surrounding gardens. Along the rear fence line between the properties there are mature trees (including conifers) which provide some screening. The glass balustrade level of the balcony is shown being slightly higher than the window sill height of the other first floor windows within the property and is therefore unlikely to have a significant impact on privacy beyond the proposed windows within the rear elevation. The balcony itself would serve the two smaller bedrooms within the property and is only 1.5m in depth, with two outward opening doors reducing its usable area and therefore limiting potential impact. Taking these factors into consideration, the proposal is considered to not have any significant impact in terms of loss of privacy to the neighbours at 33 and 35 North Wood.

11. The proposal includes a single obscurely glazed bathroom window which will face towards 101 Hall Drive and a hallway window which will face towards 105 Hall Drive. Given their locations and the obscure glazing on the bathroom window they will not have a significant impact on the privacy of these neighbours.
12. The window, doors and the balcony area on the rear elevation of the proposed rear extensions will be at an oblique angle to the neighbour's rear garden areas at 101 and 105 Hall Drive with none of the rear elevation windows and doors directly facing the neighbour's main dwelling. The windows, doors and balcony area will be located a minimum of approximately 2.5 metres and 5 metres from the side boundaries. The walk on balcony area is recessed which will limit any potential views of the rear garden areas of these neighbours. To further ensure there is no impact on the neighbour's privacy a condition is recommended requiring the glazed balcony screens to be obscurely glazed. Given the orientation of the application site and these neighbours and the position of the windows, door and balcony area, the proposal is not considered to have a significant impact on the privacy or amenity of these neighbours.
13. Objection comments have been received in relation to the loss of light from the development however, given its separation from surrounding properties and the plot sizes of properties in this area, it is considered that the proposal will not have a significant impact in terms of loss of light or potential overbearing impact to neighbouring properties.
14. An objection comment has been received regarding the increase in noise levels with the associated increase in people within the house, during construction and from the balcony area. The proposed increase in number of bedrooms from five to seven is not significant and the proposal is for a domestic use. Should there be any issues in terms of the noise levels during the construction this would be addressed through separate Environmental Health legislation. The balcony area is not considered to have any additional impact in terms of noise than if the occupants of the property were utilising their existing rear garden.

Highway Safety

15. The property is currently a five bedroomed property with the proposal increasing the number of bedrooms to seven. Objection comments have been received with regards to potential parking issues, construction parking and associated highway safety issues given the proximity to the school.

16. The Highways Design Guide and Specification comments that properties which are over five bedrooms should provide 3 car parking spaces within the curtilage of the property. The proposal will extend the front of the existing double garage by 1 metre which will provide an internal garage space of 6 metres by 5.2 metres which can accommodate 2 car parking spaces. To the front of the property is an area of hard standing which is a minimum of 10 metres by 10 metres which means there is provision within the curtilage of the property for more than the required 3 car parking spaces.
17. In terms of construction traffic, with the extension being to a domestic property there is no requirement for them to provide details on construction vehicle parking provision. However, there is a large area of hard standing within the front boundary of the property that can be utilised. An informative is recommended that the delivery of construction materials should not obstruct the highway. In terms of the impact on school traffic and school children, although there are no existing parking restrictions directly to the front of the property there is 'keep clear' signage located to the entrance of the school which will ensure there is no impact on the school. Taking these points into consideration, the proposal is not considered to have a significant impact in terms of pedestrian and highway safety during construction.

Residual Issues

18. Objection comments include the drainage issues the school currently has and the potential impact the extensions will have on the current drainage in the area. The extent of the extension and the intended domestic use is not considered to have any significant impact on the existing drainage system.
19. Comments have been received that this development will set a precedent. Each application is considered on its own merits and material planning considerations rather than a precedent having been established.

Conclusion

20. In view of the above, the proposal is considered to be an acceptable form of development fully in accordance with National and Local policy and is therefore recommended for approval.

RECOMMENDATIONS AND CONDITIONS

Approve with Conditions

1. Time Limit
The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. Approved Plans
The development hereby approved shall be carried out in complete accordance with the following plans:-

Existing Ground Floor Plan drawing 01 dated 10th April 2018
Existing First floor and site plan drawing 02 dated 10th April 2018
Existing elevations drawing 03 dated 10th April 2018
Proposed ground floor plan drawing 04 REV D dated 9th July 2018
Proposed ground floor plan drawing 04 dated 9th July 2018

Proposed first floor plan drawing 05 dated 9th July 2018
Proposed elevation plan drawing 06 REV E dated 9th July 2018

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3. Materials

The materials used in the construction of the walls and roof of the proposed extensions, hereby approved, shall match those of the existing building unless otherwise agreed by the Local Planning Authority.

Reason: To ensure a satisfactory form of development.

4. Obscure Glazing

Notwithstanding the submitted drawings, the bathroom window on the first floor west side elevation and the glazed balcony screening panels shall be obscurely glazed to a minimum of level 5 and shall be retained in perpetuity unless otherwise agreed in writing with the Local Authority.

Reason: To ensure the privacy and amenity of the neighbours.

REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed extensions and alterations accord with the principles of the National Planning Policy Framework (NPPF) and, where appropriate, the Council has worked with the applicant in a positive and proactive way in line with paragraphs 186-187 of the NPPF. In addition the extensions and alterations accords with the local policy requirements (Policies CS4, CS5 & DC1 of the Council's Local Development Framework).

In particular the extension and alterations are designed so that their appearance is complementary to the existing dwelling house and so that they will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extensions and alterations will not prejudice the appearance of the area and do not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

INFORMATIVES

Informative 1- Deliveries

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public

Informative 2- Debris on highway

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

Case Officer: Debbie Moody
Committee Date: 27th July 2018

