

DEVELOPMENT DIVISION

PLANNING COMMITTEE

FOR DECISION

3rd February 2015

Book 1

Ladies and Gentlemen,

The plans in this report have been submitted for approval under the Town and Country Planning Acts.

All County Council Matters are “Delegated” to the Committee for comment and cannot be moved “Non-Delegated” (Minute No. 244, 20th July, 1992).

All other applications in this report are also “Delegated” but can be moved “Non-Delegated” by a Member of the Committee under the terms adopted for the Scheme of Delegation approved by Council, 16th May, 1994. Any such motion needs to be accepted by a majority of Members of the Committee present (Council, 8th August, 1995). All applications left as delegated will be decided by the Committee and will not be subject to confirmation by Council.

The application plan numbers also refer to files for the purposes of background papers.

Steve Solsby

Assistant Director of Regeneration & Built Environment

PLANNING COMMITTEE

3rd February 2015

PLAN NUMBER:	APPLICANT:	AGENT:
2014/0817	Council Employee	
WARD/PARISH:	CASE OFFICER:	DATE RECEIVED:
Walney South	Maureen Smith 01229 876414	19/11/2014
		STATUTORY DATE:
		28/01/2015
LOCATION:		
	21 Strathaird Avenue, Barrow-in-Furness	
PROPOSAL:		
	Single storey rear ground extension.	
SAVED POLICIES OF THE LOCAL PLAN:		

POLICY B14

Extensions to the rear of dwellings will not be permitted where they adversely affect the amenities of neighbouring properties by virtue of loss of sunlight or privacy or by the creation of an overbearing impact or excessive level of enclosure.

POLICY D21

In determining all applications submitted to it the local planning authority will have regard to the General Design Code set out in paragraph 5.4.27 of this plan.

In towns and villages, proposals shall relate to the context provided by buildings, street and plot patterns, building frontages, topography, established public views, landmark buildings and other townscape elements. Proposals that do not respect the local context and street pattern or the scale, height, proportions and materials of surrounding buildings and development which constitutes over development of the site by virtue of scale, height or bulk will not be permitted, unless there is specific justification, such as interests of sustainability, energy efficiency or crime prevention.

Development proposals in the countryside shall respect the diversity and distinctiveness of local landscape character. New farm buildings will, in general, be required to be sited within or adjacent to an existing farm building complex or in other well screened locations and to be subject to a complementary design and use of materials, with, where necessary, a 'planting' scheme.

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SUMMARY OF MAIN ISSUES:

The impact of the proposal on residential amenity and the design of the extension.

NON MATERIAL CONSIDERATIONS:

REPRESENTATIONS:

Development advertised on site and the following neighbours have been notified:

The Occupiers 84, 86 Ocean Road and 19, 23 Strathaird Avenue, Barrow-in-Furness

CONSULTATIONS:

Building Control

“Building regulation approval required - No comments”

OFFICERS REPORT:

This application is being reported to Committee as the applicant is a Council employee in the Development Services Division.

1. SITE AND LOCALITY

The application relates to a traditional semi-detached property on Strathaird Avenue in Walney. The area is residential in nature with the street made up of traditional semi-detached properties many of which have been extended. The application property has been previously extended: a rear kitchen extension was constructed under permitted development rights in 1982 and a two storey extension to provide a garage and utility with bedrooms over in 2006.

2. PROPOSAL DETAILS

It is proposed to erect a single storey extension to the rear of the property to create an enlarged living area. The extension will measure 3.2m by 3.3m in plan form with a solid wall adjacent the neighbouring property with an eaves height of 2.4m. It will be of simple pitched roof design with a ridge height of approximately 3.8m. Patio doors are shown to the east facing elevation and glazing above the plinth wall to the rear (south east) elevation. Materials are red facing brick with Derbyshire spar render and a natural slate roof.

3. RELEVANT HISTORY

2006/1040-Erection of two storey side extension to create garage and utility room at ground floor level with bedrooms and shower at first floor level. Approved-20.9.2006.

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4. RELEVANT POLICIES AND GUIDANCE

Policy B14 relates to extensions to the rear of dwellings and seeks to ensure that neighbouring properties are not adversely affected by loss of sunlight or privacy, the creation of an overbearing impact or excessive level of enclosure.

Policy D21 sets out a General Design code by which all applications should be considered including harmony and street scene, proportion, simplicity and detailing and materials.

The NPPF seeks to encourage good design with paragraph 56 stating “*The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*”

5. PLANNING ISSUES

The extension is well designed and will not be readily visible from any public viewpoints. Properties on Strathaird Avenue and the street to the rear, Ocean Road, benefit from fairly generous rear gardens meaning the back to back distance is currently over 35m. In addition, tree planting on the rear boundary also reduces any impact on the property to the rear. The extension brings development closer to boundary with the adjoining neighbour (no 23) but the orientation of this property means that it will not be unduly affected or approval conflict with recognised sunlight/daylight standards. Any impact on neighbouring properties on Strathaird Avenue is felt to be very modest and no representations have been received. A number of properties on this road have already erected larger rear extensions and the plot can easily accommodate this modest extension. The proposal accords with Policy B14 (rear extensions) and policy D21 (general design code).

6. CONCLUSION

The proposal is considered to be a well-designed addition to the host property and to be acceptable in terms of residential amenity and policy.

RECOMMENDATION:

I recommend that Planning Permission is granted subject to the Standard Duration Limit and the following conditions:

1. The development shall be carried out and completed in all respects in accordance with the hereby approved plans and drawings shown as 6045/02A and defined by this permission, and notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), there shall be no variation without the prior written consent of the Planning Authority.

Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority.

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2. The materials to be used in the construction of the external surfaces, including walls, roofs, doors, and windows, of the extension hereby permitted shall be of the same type, colour, and texture as those used in the existing building.

Reason

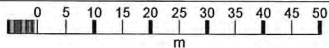
To ensure a satisfactory appearance to the development, and to minimise its impact upon the surrounding area.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any Order revoking or re-enacting that Order with or without modifications) no opening of any kind shall be made in the side elevation facing no 23 Strathaird Avenue of the permitted extension without the prior written consent of the Planning Authority.

Reason

In order to protect the residential amenities of neighbouring properties from overlooking or perceived overlooking.

2014/0817

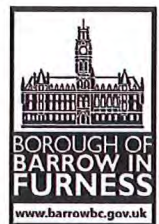
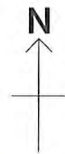


REF JHI Location

OS MasterMap 1250/2500/10000 scale
 21 November 2014, ID: CM-00379717
 www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 318266 E, 468029 N

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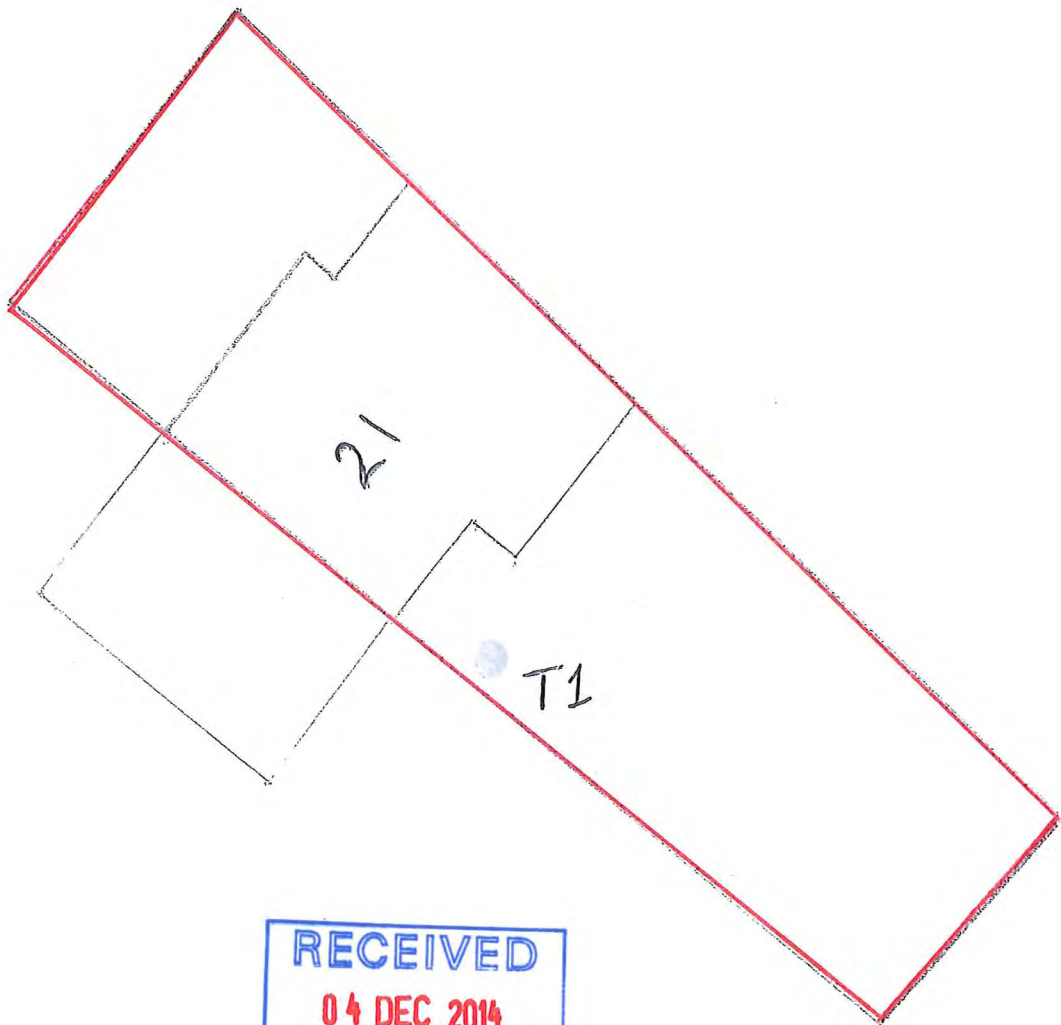
21 STRATHAIRD AVE BARROW IN FURNESS LA14 3DE

POSITION OF TREE IN REAR GARDEN

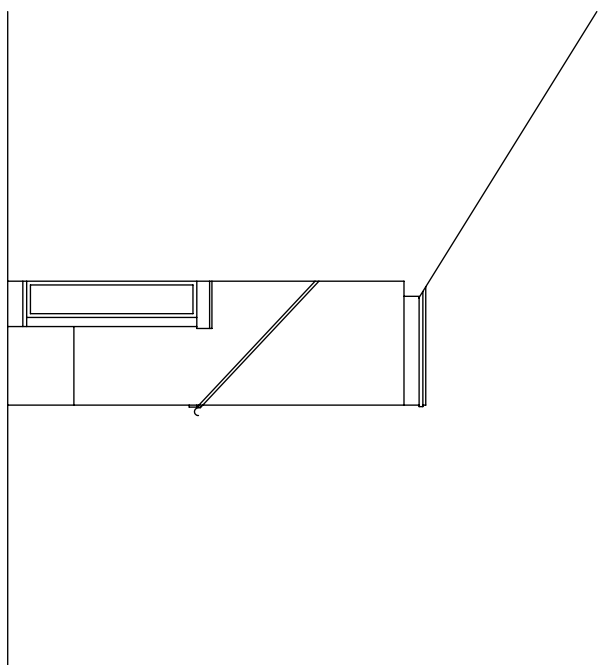
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DRAWING REF JHTREE 1

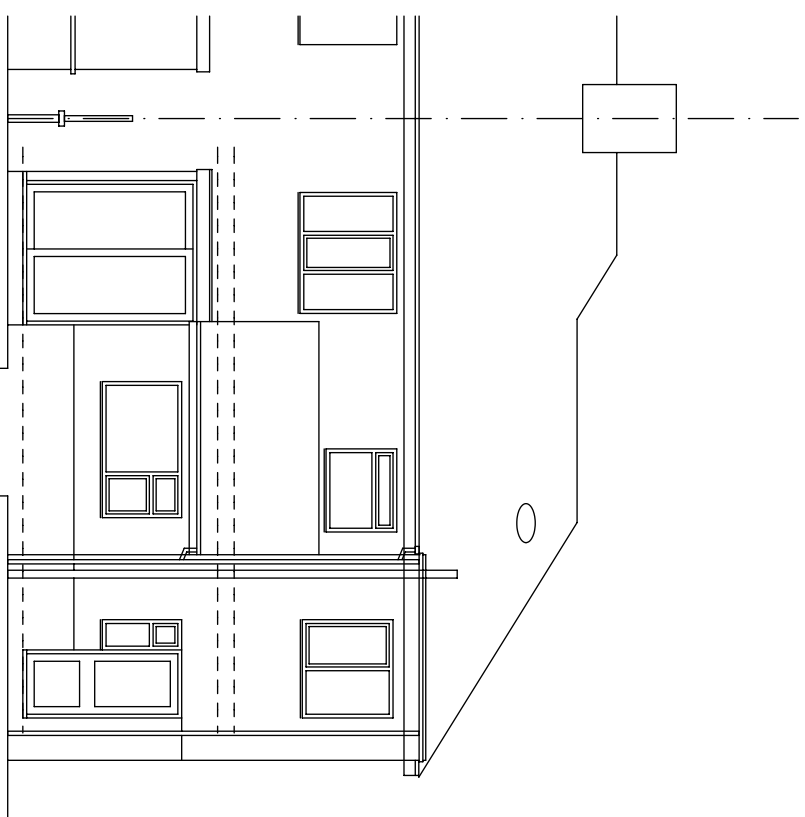
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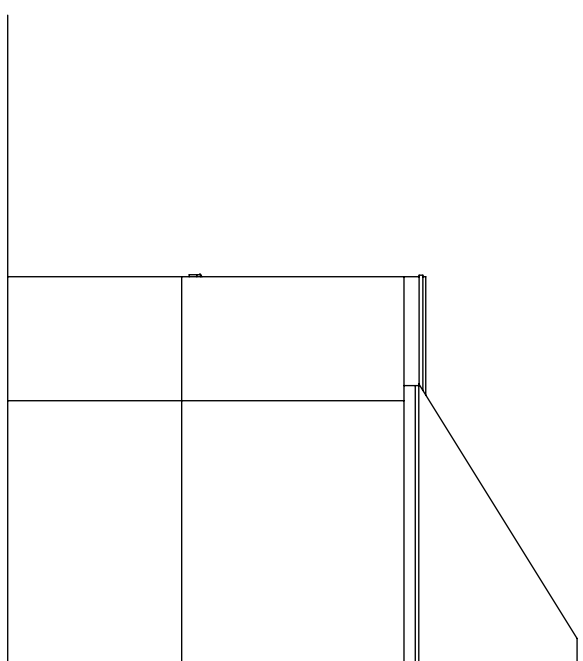
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04 DEC 2014



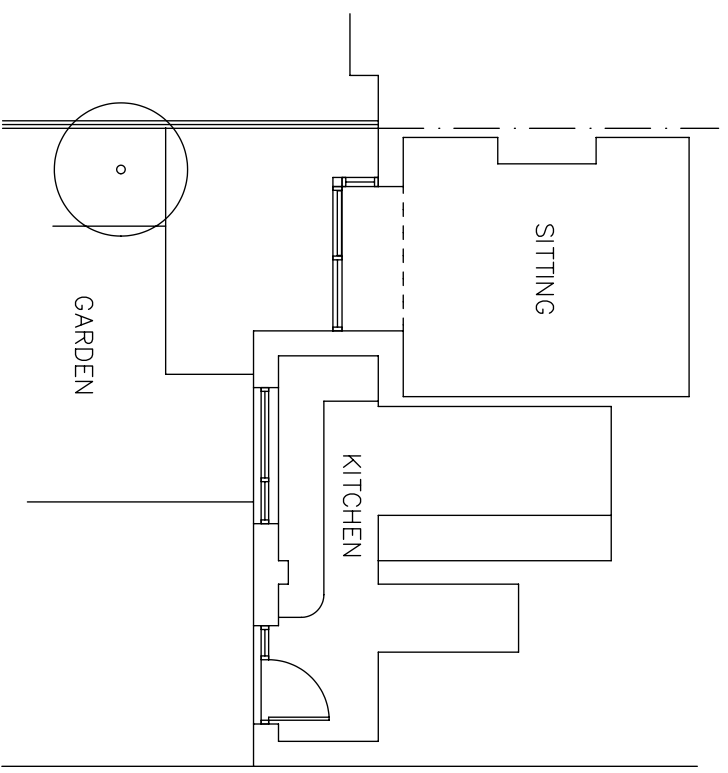
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



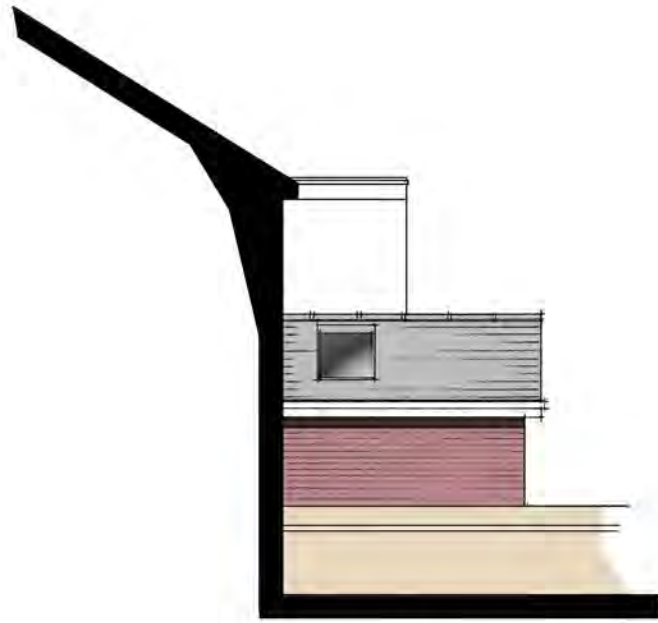
PART PLAN

Mr. J HIPKISS
 PROJECT
**PROPOSED EXTENSION TO
 21 STRATHAIRD AVENUE
 BARROW-IN-FURNESS**
 TITLE
EXISTING PLANS
 SCALE 1:100 DATE JAN'14 DRAWING NO. 6045/01 REVISION
 DRAWN CHECKED

NOTES:

THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED WITHOUT THE CONSENT OF CRAIG & MEYER ARCHITECTS

FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND AND ANY DISCREPANCY REPORTED TO THE ARCHITECTS



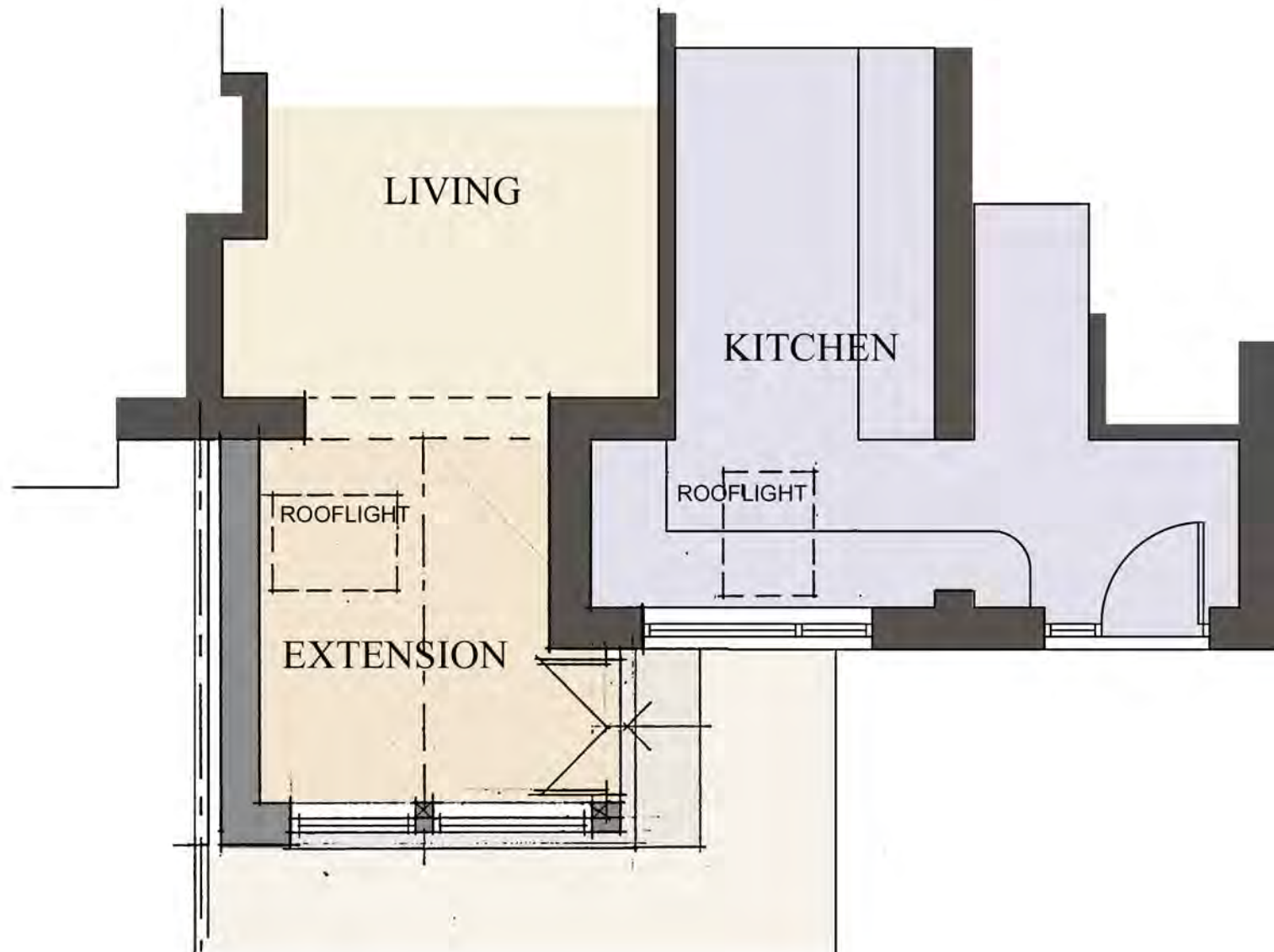
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PART PLAN

REVISION A: BOUNDARY / ROOFLIGHT

PROJECT
PROPOSED EXTENSION TO
21 STRATHAIRD AVENUE
BARROW-IN-FURNESS

TITLE
PROPOSED PLANS

SCALE	DATE	DRAWING NO.	REVISION
1:100/50	JAN'14	6045/O2	A
DRAWN	CHECKED		

Craig & Meyer Architects

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