

NUMBER OF REPRESENTATION
0
HAVE PD RIGHTS BEEN REMOVED
No

**20/02308/FUL**

**DEVELOPMENT CONTROL SECTION**

**RECORD OF DECISION MADE UNDER DELEGATED POWERS**

**Proposal: :** Erection of single storey extension to front.

**Location** 36 Westward Place, Harraton, Washington, NE38 9AR

**Date App. Valid** 09.12.2020

**Date of Site Visit** Due to Covid 19 restrictions photographs have been taken of the site and provided by the applicant and a desk based assessment was carried out

**Photos Taken** 09/12/2020

**Paragraph of Delegation Scheme Relied Upon:-**

IS THIS A CONFIDENTIAL MATTER AS REFERRED TO IN PARAGRAPH 7 OF THE GUIDANCE **NO**

**CASE OFFICER:-**

Development Management

Signature




28 January 2021

**Target Date for Decision** 03.02.2021

**Revised Target Date following time extension agreement:**

**DCLG Code:** Non Major - Household Development

Nature of Decision Made	Approved
<b>Authorising Officer (Circle Initials)</b>	
TS/ VR/AJ/DPE/ABR	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">             Signature...         </div> <div style="text-align: right;">           .....Date 01.02.2021.         </div> </div>

## **Planning History**

No Planning History.

## **Constraints:-**

Defence Estates Safeguarding M  
Smoke Control Area  
Unitary Development Plan - Pol  
Washington New Town

## **Policies**

BH1

## **Type of publicity:**

Neighbour Notifications

## **Consultees:**

Network Management  
Cllr Fiona Miller  
Cllr Tony Taylor  
Cllr David Snowdon

## **Neighbour Consultations:**

35 Westward Place Harraton Washington NE38 9AR  
37 Westward Place Harraton Washington NE38 9AR  
11 Westward Place Harraton Washington NE38 9AR  
12 Westward Place Harraton Washington NE38 9AR

Final Date for Receipt of Representations: **31.12.2020**

## **Reason for decision**

### Proposal

Erection of a single storey extension to front.

The application site is a two-storey semi-detached dwelling corner plot house situated within a residential area in Harraton, Washington. To the North (attached) 35 Westward Place, to the South 37 Westward Place, to the West (opposite) 11 and 12 Westward Place. The site is bounded by a small 0.5m retaining wall with 1m high pillars either side of the existing open driveway.

The materials in the construction will match those of the existing dwelling house.

The existing outhouse to the front of the dwelling, which is a common feature of properties within the street, will be demolished and as this does not require planning permission, it will not be addressed further within this report.

Planning permission is sought for the erection of a of single storey extension to the front. The proposed extension will consist of a small porch area and the installation of a WC, which will be

sited to the front centre with a projection of approximately 2m by 2.7m wide. The overall height will be approximately 3.7m and height to the eaves 2.5m.

The roof will be a mono pitched design. Windows will be installed on both side elevations. On the South elevation 0.6m wide by 1.2m high with top outward opening and on the North elevation an obscurely glazed 0.6m wide by 0.6m high. On the front elevation a door 0.9m wide by 2.1m high.

### Councillors

No representations

### Network Management

No observations to make

### Neighbours

No objections or representations received.

### Considerations

National planning guidance is provided by the National Planning Policy Framework (NPPF), which requires the planning system to contribute to the achievement of sustainable development. To this end Paragraph 124 sets out that good design is a key aspect of sustainable development, creating better places in which to live and work. Paragraph 127 meanwhile requires that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and should offer a high standard of amenity for existing and future users. Finally, Paragraph 130 states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

### Policies CSDP

As of the 30th January 2020 the Council has adopted a new Core Strategy and Development Plan, which replaces the majority of the 1998 Unitary Development Plan (UDP). Policy BH1 requires that development must achieve high quality design and positive improvement. It should be of a scale massing, layout, appearance and setting which respects and enhances the positive qualities of nearby properties and the locality, whilst retaining acceptable levels of privacy and ensuring a good standard of amenity for all existing and future occupiers of land and buildings.

The Council's 'Household Alterations and Extensions' SPD provides more detailed guidance in respect of domestic development; it encourages a high standard of design to such proposals and reiterates policy BH1's requirement that visual amenity and the amenity of existing dwellings is respected.

Section 7.2 of the SPD requires that proposals that front a public footpath or road will be required to be of a high standard of design which respects the appearance of the existing property and the character of the street scene. Materials, roof pitches and window styles will be expected to respect or match the current style.

In assessing the proposal, the main issues to consider are the impact of the development upon the appearance of the host property and the street scene in general and the effect upon the residential amenities of the neighbouring properties.

### Visual amenity

Regarding the character and appearance of the street scene, the proposal is sited to the front. There are a range of front extensions and alterations within the same street – some are adaptations of the existing front outhouses, whilst others are new extensions with pitched roofs of a similar size and scale to the proposed extension. It is considered that the proposal does not form an incongruous feature within the street scene and is a modest addition to the property which raises no visual amenity concerns.

Overall, it is considered that the style and appearance of the development largely accords with the requirements of CSDP policy BH1, the SPD and the aims and objectives of paragraphs 124, 127 and 130 of the NPPF.

### Residential Amenity

The proposal would be positioned to the front and centres and there will be no physical interaction with the neighbouring properties 35 and 37 Westfield Place. Also no physical interaction with the properties the opposite side of the road 11 and 12 Westward Place. The relationships between the properties are not considered to impend on any habitable rooms.

Considering the above it is considered that the impact of the proposed development on the residential amenity of the adjacent neighbouring properties is acceptable, in accordance with the requirements of CSDP policy BH1 of the SPD and the aims and objectives of paragraphs 124, 127 and 130 of the NPPF.

### Highways

Consulted on the application and had no observations to make.

### Conclusion

As set out above, it is not considered that the development would have an adverse impact on the visual amenity of the area or the living conditions of nearby residential occupiers. The proposal is therefore considered to accord with policy BH1 of the CSDP, the broad requirements of Section 7.2 of the 'Household Alterations and Extensions' SPD and the aims and objectives of paragraphs 124, 127 and 130 and section 16 of the NPPF. The application is consequently recommended for approval.

### **Equality Act 2010 - 149 Public Sector Equality Duty**

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/proposal due regard has been given to the

following relevant protected characteristics:-

- o age;
- o disability;
- o gender reassignment;
- o pregnancy and maternity;
- o race;
- o religion or belief;
- o sex;
- o sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to:

- (a) tackle prejudice, and
- (b) promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

## **Nature of Decision Made Approved**

### **Conditions**

- 1 The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.
- 2 The development hereby granted permission shall be carried out in full accordance with the following approved plans:

Plans received 09/12/2020  
Location Plan  
Existing Plans & Elevations  
Proposed Plans & Elevations

In order to ensure that the completed development accords with the scheme approved and to comply with policy BH1 of the adopted Core Strategy and Development Plan.

- 3** Notwithstanding any indication of materials which may have been given in the application; the external materials to be used, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority first agrees any variation in writing; in the interests of visual amenity and to comply with policy BH1 of the Core Strategy and Development Plan.

### **Informatives**

**NOTE 1:** The condition requiring the development to be carried out in accordance with the approved plans has been imposed so that minor material amendments and non-material amendments can be made to the scheme, after the issue of this permission, by application under s73 or s96A of the Town and Country Planning Act 1990 (as amended) respectively. Where proposed amendments to the approved development are substantial and fundamentally change the scheme, a new full application will need to be submitted to the Local Planning Authority.

### **NOTE 2: DEVELOPMENT LOW RISK AREA STANDING ADVICE**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Standing Advice valid from 1st January 2019 until 31st December 2020

**NOTE 3:** In dealing with the application the Council has worked with the applicant in a positive and proactive manner and has implemented the requirement detailed in paragraph 38 of the National Planning Policy Framework.

**END OF DOCUMENT**