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DELEGATED DECISION REPORT

Application number	20090223
Description/address	Construction of two storey side extension (as amended) 14 Chishillways Barrasford Hexham Northumberland
Expiry date of publicity/consultations	Neighbours: 07/05/09 Site Notice: n/a Press Notice: n/a
Last date for decision	25/05/2009

1. The Proposal and Site

1.1 Planning permission is sought for the construction of a two storey extension to the side of 14 Chishillways, a semi-detached dwelling in Barrasford. The property has an attached garage to the side and it proposed to extend this forwards and then construct a second storey above part of the ground floor. The proposed extension would create an additional two bedrooms at first floor and a utility room on the ground floor. The extension would be set back from the front elevation of the house in order to retain a 5.2 metre long drive. The roof of the extension would be set down by 0.4 metres from the main ridge. The application has been amended as a result of comments from the Highway Authority.

1.2 The extension would be constructed in random stone and slate with timber windows to match the existing dwelling.

1.3 The site is located at the western end of the Chishillways development in Barrasford. The dwelling is bordered to the west by a row of garages and to the south by an open area. The semi-detached property has small front and back gardens.

2. Planning Policy

<u>Relevant Policy</u>	<u>Complies</u>	<u>Comments.</u>
<u>Tynedale LDF: Core Strategy</u>		
GD1	✓	
BE1	✓	
<u>Tynedale District Local Plan</u>		
GD2	✓	
GD4	✓	
GD6	✓	
H33	✓	

3. Planning History

None.

4. Consultations/Representations

Internal and Statutory Consultee Replies	Support	Objection	No Objection	Recommend Condition/ Other Comment	No Comment/ Out of Time	Recommendation in Accord with Reply
Town/Parish Council					✓	-
Highway Authority			✓	✓		-
Neighbours/ Notices					✓	-

5. Assessment

Principle of development

5.1 The site is located within Barrasford, which is defined as a smaller village in Core Strategy Policy GD1 where only small scale development is permitted. The proposed extension is small in scale and so the principle of development would accord with Core Strategy Policy GD1.

Design and impact upon amenity of neighbours

5.2 Core Strategy Policy BE1 requires new development to be of a high quality design that will maintain and enhance the distinctive local character of the District's towns, villages and countryside. Local Plan Policy GD2 sets out a number of design and amenity criteria and Local Plan Policy H33 states that extensions to existing dwellings will be approved providing that they respect the character of the existing building, the surrounding area and the amenities of nearby residents.

5.3 The proposed extension would be appropriate in scale and design to the original dwelling, with the front of the extension set back from the front elevation of the house and the ridge line of the extension set down from the existing ridge. Matching materials would be used for the proposed extension. The extension would incorporate gable ends to match the house. By virtue of the site being bordered to the west by a row of garages, and adequate off-street parking being provided, it is not considered that the proposed extension would cause any harm to the amenities of nearby residents in Chishillways. The development would, therefore, accord with Core Strategy Policy BE1 and with Local Plan Policies GD2 and H33.

Access and parking

5.4 Local Plan Policy GD4 requires all new development to have a safe and satisfactory access to the classified road system. Local Plan Policy GD6 requires adequate off-street car parking to be provided for new development.

5.5 The site currently has space within the curtilage for the parking of 2 cars with the use of the garage and the driveway to the front. Whilst the proposed development would create an additional two bedrooms, there would remain 2 car parking spaces within the site. This level of parking is considered acceptable to the Highway Authority and so, on the basis of this advice, it is considered that the development would not cause a hazard in highway safety terms. The development would, therefore, accord with Local Plan Policies GD4 and GD6.

Summary of reasons for the grant of Planning Permission

The site is located within Barrasford, which is defined as a smaller village in Core Strategy Policy GD1 where only small scale development is permitted. The proposed extension is small in scale and so the principle of development would accord with Core Strategy Policy GD1.

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RECOMMENDATION & CONDITIONS

Grant conditional permission

A1

G13

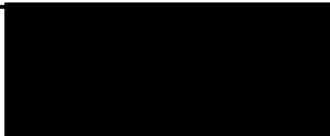
G3 – PO/FC/007/01 rev A and PO/FC/007/02 rev A dated February 2009 and March 2009 and received on 4 June 2009.

C3/1 – Core Strategy Policy BE1 and Local Plan Policies GD2 and H33

CHB3 – Local Plan Policy GD6

CHA14 – Local Plan Policies GD2 and GD4

(Please see decision certificate for conditions in full.)

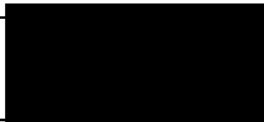
	Signature	Date
Case Officer		8 July 2009

Delegated to a Senior Officer

Application Ref.: 20090223

Alternative A

I hereby certify that the proposal may be determined by a Senior Officer under the 2009 delegation scheme, and is hereby approved.

	Signature	Date
Senior Officer M. KETLEY		10/7/09