

**Parish: West Tanfield**  
Ward: Tanfield  
**8**

Committee date: 25 April 2019  
Officer dealing: Mr M Pearson  
Target date: 29 March 2019

**19/00185/FUL**

**Retrospective application for formation of an enclosed porch  
At Paddock House, Thornborough  
For Mr Burton**

**This application is referred to Planning Committee at the request of a Member of the Council**

**1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The application site is occupied by a detached two storey property named Paddock House, located at the northern end of the village of Thornborough. The property sits in a generous plot with residential properties in the immediate vicinity.
- 1.2 Planning permission was granted in 2002 for the property and it was originally designed with a covered canopy that extended the length of the integral double garage to the entrance door. The canopy was open-sided and was supported by timber posts that sat on the brick boundary wall that is approximately 1.2m in height. At a later date, part of the integral garage was converted to provide additional living accommodation under permitted development rights.
- 1.3 The porch was constructed without the benefit of planning permission and was subsequently found not to be Permitted Development. The development therefore requires planning permission and this retrospective application seeks to regularise the planning position.

**2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY**

- 2.1 02/01010/FUL - Change of use of agricultural land to domestic use and erection of a greenhouse; Granted 22 July 2002.
- 2.2 18/00428/CAT3 - Infill to sides of existing covered area; Awaiting outcome of this application.

**3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Development Policies DP1 - Protecting amenity  
Development Policies DP32 - General design  
Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP17 - Promoting high quality design  
National Planning Policy Framework – February 2019

**4.0 CONSULTATIONS**

- 4.1 Tanfield Parish Council – Objects on the basis that the materials used are not in keeping with the house or other properties in the village. In addition, given the location along the boundary there is little opportunity for the neighbour to put up screening to provide privacy. A concern was also raised regarding the porch meeting Building Regulation standards.

- 4.2 Public comments – Two objections from the adjacent property noting the following concerns:
- Visual Impact. Materials used in construction, unsightly and not in keeping the house or the village of Thornborough.
  - The development has a visually overbearing effect
  - Loss of privacy.
  - Concern over Fire safety.
  - Unable to screen the porch owing to narrow width of access.

## 5.0 ANALYSIS

- 5.1 The main planning issues raised by this application are whether the formation of the enclosed porch; i) adversely impacts upon the character and appearance of the area or the host building or ii) has an adverse impact on the amenity of the adjacent properties.
- 5.2 The UPVC framing to the porch is considered to follow the palette of materials found on the existing property and elsewhere in the vicinity. The use of obscure glazing is also considered to be an appropriate design response to the privacy concerns raised in this instance. The design and appearance of the new entrance door is also considered acceptable.
- 5.3 The side elevation of the porch comprises 6 adjoined window frames that contain obscure glazing to provide privacy for the occupants and the adjacent property. It is noted that two of the windows open. The newly formed space is effectively a narrow corridor (not a habitable room) and does not allow for the opportunity for seating to be utilised in the space. It is therefore considered that the porch is not an area of the house where one would expect occupants to sit and relax. In any event there is no outlook given the boundary wall and obscure glazing. Whilst an issue has been raised about the occupiers of the porch being able to hear conversations of neighbours outside their property from inside the porch via an open window, it is considered that as a Local Planning Authority we cannot consider issues beyond reasonable behaviour. In any event, the same opportunity for over-hearing conversations could happen from open windows at the first floor level within habitable rooms. Therefore, in this instance it is not considered that the porch would impact on the amenity of the adjacent occupiers.
- 5.4 It is not considered that the porch provides the opportunity for overlooking between the two properties. The porch is not a habitable room and in any event the glazing is obscured and does not afford the opportunity for views out from the porch.
- 5.5 Concern has been raised regarding the porch meeting current Building Regulations regarding fire safety. This is not an issue that can be assessed by the Local Planning Authority as it relates to a separate regulatory regime.
- 5.6 Another concern raised relates to the adjacent occupier's ability to screen the porch from view on land in their ownership. However, as set out above the development is considered to be acceptable and therefore it is not considered necessary to screen the porch from view.

## 6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:

1. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings titled Plan and Elevations as Proposed, received by Hambleton District Council on the 25<sup>th</sup> January 2019.

Reasons for the above conditions.

1. In order to ensure that the details of the development are appropriate and in compliance with the requirements of Development Policy DP32.