

# Redcar and Cleveland Borough Council

## Planning (Development Management)

APPLICATION NUMBER:	R/2024/0248/FF
LOCATION:	24 MOSSDALE GROVE GUISBOROUGH TS14 8JB
PROPOSAL:	Part two storey / part single storey extension to side and rear; two storey front extension including alterations to roof and extension to dormer at rear

[Planning Application Details \(redcar-cleveland.gov.uk\)](http://redcar-cleveland.gov.uk)

---

### APPLICATION SITE AND DESCRIPTION

Permission is sought for part two storey / part single storey extension to side and rear; two storey front extension including alterations to roof and extension to dormer at rear.

The application relates to 24 Mosssdale Grove, Guisborough. The semi detached dormer bungalow is located within a cul de sac a mix of semi-detached, detached, two storey, dormer bungalows and bungalows. The dwelling is located on the east side of Mosssdale Grove. The dwelling has a driveway which runs from the highway to the front along the side of the dwelling to a detached garage positioned behind the rear elevation of the dwelling. The east side of Mosssdale Grove has a staggered building line, the front elevation of the neighbouring dwelling of No. 23 is approximately 4.5m forward of the application site.

This application seeks consent to construct several extensions to the dwelling. Firstly, the application proposes to construct a two storey extension to the side of the dwelling. The extension will extend out 2.45m to the side of the dwelling. The front elevation will extend out in line with the existing living room window, set back 1.4m from the proposed entrance hallway. The side extension will extend back approximately 9.1m along the side of the dwelling. The ground floor will create a garage and store room and a bedroom and ensuite at first floor. The front elevation will contain a roller shutter door at ground floor and a bedroom window at first floor, which will be small dormer to match the existing. The rear elevation will include a rear dormer extension to match/tie into the existing dormer.

The application includes a single storey extension to the rear. The extension will project out 3m to the rear and extend 8.9m across the full rear elevation which includes extending across the rear of the proposed two storey side extension. The rear extension will have a flat roof 2.9m high. The rear elevation will include a set of bi-fold doors 4m wide and a set of French doors.

The flat roof will include a roof lantern. The ground floor extension will create an open plan kitchen, snug and dining area and a separate gym.

The final element of the application is a two storey extension to the front of the dwelling. The extension will project out 1.3m, the same as the existing furthest front elevation including an entrance door and window and be 4m wide, the same as the existing width. The extension will have an eaves height of 4.8m to tie into the existing eaves and ridge height of 6.5m. The extension will have a gable roof design with gable end glazing above a standard window. The ground floor will have a centrally positioned front door with a full height glazed panel either side of the door. The extension will create a hallway at ground floor and bedroom at first floor.

The alterations at first floor will create an additional fourth bedroom, with one bedroom having a walk in wardrobe and en-suite.

The extensions will be constructed with external brickwork and roof tiles to match existing. The windows and doors will have anthracite frames.

The application has been accompanied by site location plan, site plan, existing and proposed elevation and floor plan drawings.

A revised proposed elevation drawing has been submitted on the 11<sup>th</sup> July. The originally submitted plan contained small inaccuracies around the design of the roof of the two side extension/front extension.

## **DEVELOPMENT PLAN**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

## **NATIONAL PLANNING POLICIES**

National Planning Policy Framework (NPPF)

## **REDCAR & CLEVELAND LOCAL PLAN (2018)**

SD1 Sustainable Development  
SD2 Locational Policy  
SD3 Development Limits  
SD4 General Development Principles

## **OTHER POLICY DOCUMENTS**

Residential Extensions and Alterations Supplementary Planning Document  
(May 2013)

## **PLANNING HISTORY**

No recent planning history

## **RESULTS OF CONSULTATION AND PUBLICITY**

The application has been advertised by means of neighbour notification letters.

As a result of the consultation period thirteen written representations have been received in objection to the proposals. The comments are summarised as follows:

- *Resident backing onto house – object based on it not being in keeping with the style and size of local properties in the area*
- *Live opposite – feel scale and design will be detrimental to the street scene*
- *Proportion, scale and design is detrimental to the street scene and is not in keeping with the character of the site and its surroundings*
- *If granted would have a significant detrimental impact upon myself and my property and a negative impact on others living locally.*
- *Proposal not in keeping with Redcar and Cleveland Local Plan, any proposed development should respect the character of the site*
- *Adjacent properties on east side of Mossdale Grove from 16 to 25 all have similar 'design features'. All 1970's builds with features in keeping of the style and period, some with dormer extensions of similar size and scale to those around them and most with front kitchens and the main property door being down the driveway*
- *Existing properties do not have flat front facing two storey extensions protruding further out than the original property building line*
- *Number of properties have front and rear facing dormer extensions which are all of a similar form and aesthetically similar in style*
- *All properties are semi detached and have distance of two driveway spaces between the non-adjoining properties, creating a sense of open space.*
- *Extension will make this building much larger than those around it in size/footprint, building two storey right up to boundary line and creating a tunnel effect .. not in keeping with this form and spatial proportions*
- *Building work will have a significant negative impact on the amount of light to the full side of my property*
- *Two storey extension up to full height ...to perimeter boundary/line of property will be in close proximity to the south facing wall of my property. This wall has five side windows (3 on ground and 2 at first floor) which will suffer loss of daylight. These include my side door which is my main entrance to my house and my large kitchen window. Will lead to a loss of natural light within house and feeling of being 'hemmed in'*
- *Proposed extension protruding to the rear will also reduce the light onto the rear of my property and garden/patio as will get less daylight due to*

*the two storey construction being much closer to the boundary of my property*

- *Feel more overlooked and suffer a loss of privacy due to the proximity of the new building work and extension having an upstairs rear window only 250cm from my back garden*
- *Note errors in application form relating to no trees, parking arrangements and visibility in the street*
- *Works include demolition of existing garage to rear of property. Wall is forming the party wall within the garden and will need to be replaced should this garage be removed*
- *Concerns foundation work may cause damage to my concrete driveway surface and metal fencing down the side of my driveway and garage*
- *Do not give permission for any access to my land for construction works should this proposed building be constructed including erection of scaffolding*
- *Out of character with existing properties on Mosssdale Grove. The architectural style and scale of the proposed development are inconsistent with the established aesthetic and structure of our community. This incongruity will disrupt the visual harmony of the street and undermine the area's architectural integrity.*
- *Devaluation of surrounding properties - Prospective buyers often seek neighbourhoods with a cohesive and attractive appearance, and the introduction of a discordant structure can deter investment and reduce property values.*
- *Traffic and safety issue during construction*

### **Guisborough Town Council (16/05/2024)**

*Object – scale and design detrimental to the street scene.*

### **CONSIDERATION OF PLANNING ISSUES**

The main considerations in the assessment of the application are;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on neighbour amenity
- The impacts on highways safety

#### **The principle of development**

The application site is located within the development limits and within an established residential area. The principle of an extension to the property in this location is acceptable and the proposal accords with the aims of policy SD3 of the Redcar and Cleveland Local Plan.

#### **The impacts on the character and appearance of the area**

Policy SD4 of the Council's Local Plan permits development, which is suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings.

Objections have been raised concerned the scale and design are out of keeping with the other properties on Mosssdale Grove.

Mosssdale Grove contains a mix of dwellings both in terms of design and size. Many of the dwellings have been extended and altered.

The Residential Extensions and Alterations SPD advises on front extensions *Where there is a clear building line, front extensions are not normally considered appropriate. They can be highly intrusive in the street scene and significantly alter the character and appearance of your property and would need to be carefully designed. Minor extensions to the front of your property, e.g. porches, may be allowed. The design should reflect the character of your property. At least 2m should be retained between the porch and the back edge of the pavement.*

The application site is a dormer bungalow. The dormer bungalows either side of the site both have a gable roof dormer extension to the front roof slope, both dormers have roof tiles that do not match the original brown roof tiles. The application proposes a two storey front extension on the same footprint as the existing most forward projection of the house. The two storey front extension will have a gable roof design in keeping with the two dormer extensions either side. It is granted the neighbouring dormers have small cheek areas to either side and between the ground floor and the bottom of the dormer, whereas the proposed extension will extend straight up from the ground floor and be the full width of the projection. It is also granted the application proposes the use of bricks to the front of the gable rather than hanging roof tiles. Nevertheless, the extension will be constructed with bricks and roof tiles to match the existing and is a similar design to the two neighbouring dwellings. Two dwellings on the opposite side of Mosssdale Grove (No. 4 and 5) have two storey brick gable projections to the front of their properties. It is granted the neighbouring dwellings are both detached and a different house type, however the design of the extension is considered in keeping with the character and appearance of the area. Concerns have been raised regarding the position of the centrally positioned front door being out of character. The application site and both adjacent neighbours have an existing front door in the front elevation and 15 Mosssdale has recently constructed a new entrance with double doors in the centre of the front elevation (R/2022/0793/FF). It is considered due to the mix of design and materials in Mosssdale Grove and the existing gable roof dormer extensions to many of the dormer bungalows along Mosssdale, the proposed two storey front extension is acceptable and will not create an incongruous feature within the street scene.

The Residential Extensions and Alterations SPD advises on side extensions. The SPD advises the extension should be proportioned and subordinate to

your property. Generally side extensions should have a width no greater than half the width of the original building. To prevent a terracing effect the SPD advises a set back of at least 1m from the front wall should be incorporated.

The two storey side extension will extend out across the width of the driveway to the side of the dwelling. The front elevation will be set back 1.4m from the two storey front extension, which is in accordance with SPD guidance. It was noted at the time of the case officers site visit none of the other dormer bungalows have extended to the side. Nevertheless, the position and scale of the extension is in keeping with the mix of properties within Mosssdale Grove. The case officer notes a similar two storey side extension was granted planning permission in 2021 and has been built at 24 Askew Dale (R/2021/0776/FF) to the west of the application site. It is considered the side extension will not be readily visible in the street scene due to the position set back from the front of the house and due to the relationship with the neighbouring property of 23. The neighbouring property projects forward of the application site by approximately 5.7m from the front elevation of the extension. In accordance with the SPD, the side extension is less than half the width of the original dwelling. As such the extension will not dominate the street scene and is considered acceptable.

Concerns have been raised regarding the appearance of the rear of the extension. The rear first floor extension will mirror the existing first floor rear elevation with an extension of the dormer extension and neighbouring flat roof dormers to the adjoining dwelling of 25 Mosssdale and 23 Mosssdale Grove and is considered acceptable and in keeping with the character and appearance of the area.

The single storey rear extension will not be readily visible within the street scene due to the position to the rear. The scale and use of matching materials are considered acceptable.

The neighbouring concerns are noted, however due to the mix of dwelling design and size, the proposed scale of the extensions and use of matching materials the proposals are considered acceptable and in keeping with the character and appearance of the street scene.

The proposals are suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings. The application accords with parts j and k of policy SD4 of the Redcar and Cleveland Local Plan.

### **The impacts on neighbour amenity**

Policy SD4 of the Council's Local Plan permits development where it will not have a significant adverse impact on the amenities of occupiers of existing or proposed nearby land and buildings.

Concerns regarding the impact of the extensions on neighbouring amenity have been raised by the occupier of 23 Mosssdale due to the position and size

of the extensions, affecting light, loss of privacy and being overbearing. The two storey side extension will extend close to the boundary with No. 24, however due to the staggered nature of the two properties the front elevation of the extension will be 5.7m back from the front elevation of the neighbouring property, as such the extension will not extend across the neighbouring side kitchen window so will not have any impact on this window. It is noted the kitchen also has a large window on the front elevation of the dwelling, the side window is a secondary window. The two storey side extension will be adjacent to the ground floor side entrance doorway and smaller windows at first floor which serve non habitable bathrooms. The Residential Extensions and Alterations SPD advises on separation distances between new development and habitable room windows. Due to the side windows not serving habitable rooms the SPD separation distances are not applicable in this instance.

Due to the staggered building line, the two storey side extension will project out approximately 4m beyond the rear elevation of the neighbouring dwelling. Whilst the side elevation of the extension will be 2.4m closer to the neighbouring dwelling, it will not extend out any further beyond the rear elevation than the existing. No. 23 has an existing detached garage located behind the rear elevation of the dwelling, which will be adjacent to much of the proposed side extension. As such, because the extension will be in line with the existing dwelling and won't project out further to the rear, and there will remain a separation distance of approximately 2.7m between the two properties including the neighbouring garage, it is considered the proposed two storey extension won't have a significantly detrimental impact on neighbouring amenity than exists to warrant refusal of the application. The rear dormer extension does not propose any additional windows, both the existing and proposed elevation will contain two windows at first floor. The window closest to the boundary with No. 23 will serve an en-suite bathroom which will no result in any further loss in privacy than exists.

The two storey extension to the front of the dwelling will not project any further forward than the existing furthest front elevation of the dwelling. The extension will not project across the neighbouring kitchen window and as discussed above, the other windows on the side of the neighbouring dwelling are non-habitable. As such it is considered the extension will not have a significant detrimental impact on the neighbouring occupiers of 23 Mossdale. It is also considered the extension will not impact the amenity of the attached neighbours at No. 25 because the extension won't project out any further than the existing at ground floor and the dimensions of the first floor element will be similar to No. 25's gable dormer extension. The proposed first floor window in the front elevation will be approximately 22m from the front windows of the dwellings opposite which is acceptable and in accordance with the separation guidance within the Residential Extensions and Alterations SPD.

The single storey rear extension will project out 3m beyond the rear elevation. The Residential Extensions and Alterations SPD advises on the projection of single storey rear extensions, on a semi detached dwelling an extension of 3.5m is usually acceptable. The proposed extension will extend out less than

the guidance. No. 25 has an existing conservatory the rear and No. 23's detached garage will restrict the impact of the extension. The single storey extension is considered acceptable.

The neighbouring objections to the development are noted, however due to the position and scale of development the extensions are considered acceptable and will not have a detrimental impact on neighbouring amenity.

Concerns relating to potential damage to a neighbouring property during construction works is not a planning consideration.

The extensions will not have a significant adverse impact on the amenity of occupiers of existing buildings and the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan.

### **The impacts on highways safety**

Policy SD4. p. expects development proposals to *provide suitable and safe vehicular access and parking suitable for its use and location.*

The application proposes the demolition of the existing detached garage and construction over some of the existing driveway to the side including an integral garage. The integral garage cannot be considered as a parking space because the width will be under 3m wide. The proposed site plan details the widening of the driveway to the front of the property to allow for the parking of three vehicles to the front. The parking provision is in line with the Highway Design Standards for a four bedroom dwelling.

The application raises no issues in terms of highways safety and the application accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

### **Other matters**

The application falls outside of scope for requiring additional information / assessment in relation to nutrient neutrality.

The application raises no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

### **CONCLUSION**

For the reasons outlined above the proposals are considered acceptable. The proposals would not have a significant adverse impact on neighbour amenity and the proposals raise no issues in terms of highways safety or crime prevention. The scale and design are acceptable and the proposals would respect the character of the site and surroundings. The proposals accord with policies SD3 and SD4 of the Redcar and Cleveland Local Plan and the



guidance contained within the Residential Extensions and Alterations Supplementary Planning Document.

## **RECOMMENDATION**

Taking into account the content of the report the recommendation is to:

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.  
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - Location plan received by the Local Planning Authority on 11/04/2024
  - Site plan received by the Local Planning Authority on 02/05/2024
  - Proposed floor plans received by the Local Planning Authority on 02/05/2024
  - Proposed elevations AS AMENDED 11.07.2024 received by the Local Planning Authority on 11.07.2024REASON: To accord with the terms of the planning application.
3. The external elevations of the extension(s) hereby approved shall be built in materials to match in type, style and colour the external elevations of the existing dwelling/building.  
REASON: To ensure that the appearance of the development matches the existing property and would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.
4. Prior to the occupation of the development hereby approved, the existing driveway shall be extended to provide an additional parking space in accordance with the proposed site plan received on the 2nd May 2024. The additional parking space shall be constructed from porous/permeable materials or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The approved car parking layout shall be retained for the lifetime of the development.  
REASON: To provide the requisite in curtilage car parking provision for a 4-bed property, in the interests of highway safety and to prevent increase risk of flooding from surface water run-off in accordance with Local Plan Policy SD4.

## **STATEMENT OF COOPERATIVE WORKING**

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted is a satisfactory scheme and therefore no negotiations have been necessary.

