

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0375/20/HFUL
Proposal: Single storey rear extension and extension to raise the roof of the main property by 1.7m in total. New dormers to rear. Works will provide additional bedrooms and bathroom space to first floor.
Location: 21 West Meadows Road, Cleadon, SR6 7TU

Site Visit Made: 28/07/2017

Relevant policies/SPDs

- 1 LDF CS EA3 - Biodiversity and Geodiversity
- 2 DM1 - Management of Development (A, B & C)
- 3 DM7 - Biodiversity and Geodiversity Sites
- 4 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for a single storey rear extension and to raise the roof of the main dwelling by 1.7 metres including the construction of new rear dormers at 21 West Meadows Road in Cleadon.

The existing dwelling is 2.9 metres in height to the eaves and 5.7 metres in height to the ridge. It has a gable projection to the front elevation and a dormer to the rear.

The proposal would include raising the maximum height of the dwelling to 7.4 metres. The dwelling would retain a front gable feature albeit two storey, and would have front dormers rising from the eaves and a canopy feature to the front of the entrance door. The rear elevation would include three dormers rising from the eaves and a single storey rear extension that would project 8.1 metres. All other dimensions of the proposal can be scaled from submitted drawings.

The planning application form states that the proposal would be constructed with red rustic brick and render walls, a double roman roof tile, and UPVC window and door frames. The applicant's agent has confirmed in writing that brickwork, roof tiles and windows would be to match those of the existing dwelling, although the large doors to the rear may have to be of aluminium as UPVC doors that size are not structurally sound.

It should be noted that the planning application description only refers to rear dormers despite the proposal including a front dormer. However the front dormer is clearly shown on submitted drawings, and is part of the overall proposal to raise the height of the dwelling (which is in the application description). It is therefore considered that the application should continue to be processed without amending the description.

Publicity / Consultations

Neighbour notification expiry date 17/07/2020
Consultee expiry dates 17/07/2020

1) Neighbour responses

None received

2) Other Consultee responses

Countryside Officer

No objections

Based on the results of the survey work, no impacts on protected species are anticipated by this proposed development. It is recommended that an informative to applicant be attached to any planning permission to remind the applicant of the statutory protection afforded to bats, and that should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice be sought from Natural England and the project ecologist as per section 6.1 of the Bat Survey Report by Dendra Consulting Ltd dated 03/06/2020.

Assessment

The main issues relevant to the determination of this application are:

- Design and visual impact
- Impact on residential amenity
- Impact on trees
- Impact on biodiversity

Design and visual impact

The proposal would be visible along West Meadows Road. However the majority of other properties in the immediate vicinity along West Meadows Road are larger dwellings. To the north of the application is a higher dwelling with front dormer windows, to the south is a two-storey dwelling, and on the other side of West Meadows Road is a large two-storey dwelling. Dwellings along West Meadows Road are constructed in a variety of designs including front dormer features, and in a mixture of different external materials. In this context it is considered that the proposed extensions and alterations to the dwelling would have no unacceptable visual impacts within the West Meadows Road street scene.

It is considered that the proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of external materials. It is recommended that a condition be attached to any planning permission to require the external materials to be as specified in the application, excepting the large rear French doors which may be constructed in aluminium (the applicant's agent has only confirmed that this may be the case, and so the condition has been worded to state either UPVC or aluminium). Subject to the compliance with this condition it is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A) and the associated Supplementary Planning Document (SPD) 9 'Householder Developments' in relation to design and visual amenity.

Impact on residential amenity

The neighbouring dwelling to the north 19 West Park Road is set back from the common boundary shared with the application site by approximately 3.5 metres, and the only windows that it has facing the application site are within a rear conservatory. This conservatory is positioned slightly further again from the application site.

The application dwelling is positioned approximately 4 metres from the common boundary shared with 19 West Park Road. However the proposal including the large rear extension would not build any closer. The only proposed first floor window that would face 19 West Meadows Road would serve a cupboard, and in any case this window would face onto a blank wall to the side of 19 West Meadows Road. Given the nature of the proposal, the existing built form and separation distances, it is considered that it would

have no unacceptable impacts on the amenities of the occupiers of this neighbouring property in relation to privacy, outlook and over dominance or overshadowing.

The neighbouring dwelling to the south 23 West Park Road has a staggered building line in relation to the application dwelling, as it is positioned further to the east. It is positioned / set back from the common boundary shared with the application site by approximately 1.2 metres, and has no windows facing the application site in the nearest side wall (any facing windows are set well back).

The application dwelling is positioned approximately 1.5 metres from the common boundary shared with 23 West Park Road. However the proposal would not build any closer with the large rear extension positioned further away. Given the nature of the proposal, the existing built form and separation distances, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of this neighbouring property in relation to privacy, outlook and over dominance or overshadowing.

Given separation distances it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of any other neighbouring properties in relation to privacy, outlook and over dominance, or overshadowing.

It is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (B), and the associated SPD9 in relation to residential amenity.

Impact on trees

There are trees within the application site. However these trees are not subject to Tree Preservation Orders (TPOs) and it is considered that they would not be worthy of such protection in terms of their visual value when viewed from the public domain. It is therefore considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (C).

Impact on biodiversity

The applicant has submitted a preliminary bat roost assessment and a bat survey. No bats were recorded roosting at the property, although both common and soprano pipistrelle bats were observed in the vicinity in relatively low numbers.

The Council's Countryside Officer has raised no objections to the proposal, as no impacts on protected species are anticipated by this proposed development. Should planning permission be granted the Countryside Officer has stated that an informative should be attached to any decision notice, to advise the applicant of the statutory protection afforded to bats, and that should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice be sought from Natural England and the project ecologist as per section 6.1 of the Bat Survey Report by Dendra Consulting Ltd dated 03/06/2020. It is recommended that such an informative be attached.

It is considered that the proposal would accord with adopted South Tyneside LDF Core Strategy Policy EA3, and adopted South Tyneside LDF Development Management Policy DM7.

Summary

For the reasons articulated above it is considered that the proposal would accord with development plan policy, and so would be an acceptable form of development

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Permission Householder with Conditions

Conditions

- 1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

- 2 The development shall be carried out in accordance with the approved plan(s) as detailed below

- Drawing No. W47b received 03/06/2020
- Drawing No. W47c received 03/06/2020
- Drawing No. W47d received 03/06/2020
- Drawing No. W47e received 03/06/2020

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

- 3 The external surfaces of the development hereby permitted shall be of similar appearance to those used in the construction of the exterior of the existing building on which the extension will form part, excepting the large rear doors which shall be of UPVC or aluminium. Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

Informatives

- 1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.
- 2 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

3 NOTE TO APPLICANT

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice be sought from Natural England and your project ecologist as per section 6.1 of the Bat Survey Report by Dendra Consulting Ltd dated 03/06/2020. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

Case officer: David Rogerson

Signed: *David Rogerson*

Date: 20/07/2020

Authorised Signatory:

Date: