DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0909/17/HFUL
Proposal: Kitchen/living/dining room extension to rear elevation. Existing rear kitchen offshoot to be demolished. Vehicle hardstand to rear garden behind gated timber fence enclosure (1.7 metres high)
Location: 7 Station Road
EAST BOLDON
NE36 0LD

Site Visit Made: 13/10/17

Relevant policies/SPDs

1 DM1 - Management of Development (A, B & G)

2 SPD9 - Householder Developments

3 DM6 - Heritage Assets and Archaeology

4 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009

Description of the site and of the proposals

This application seeks planning permission for the erection of a single storey pitched roof rear extension at 7 Station Road in East Boldon. The application also proposes the installation of timber gates to the rear, to allow access to a new gravel parking area at the rear of the property.

The application site is located within the East Boldon Conservation Area, with the property's rear boundary located adjacent to the northern edge of this Conservation Area. The site is a semi-detached property on Station Road, one of a number of similar properties set within a very long, narrow plot, with spacious garden areas to the front and rear of the property. The dwelling adjoins 6 Station Road, to the west, and the property shares a boundary with 8 Station Road to the east.

An existing single-storey rear offshoot currently exists, which projects 4.5 metres from the main rear wall of the property, adjoining 6 Station Road, with a 3.1 metre width and 2.8 metre high flat roof. 6 Station Road also has an extension of the same rear projection, height and design.

The proposed extension would have an increased projection, totalling 5.5 metres in length. The extension would extend along the full width of the property, and would again adjoin a small amount (approx. 0.6 metres width) of the existing flat roof extension, which would be retained and would remain up against the boundary with 6 Station Road. The additional 1 metre projection would also be set away from the boundary by 0.6 metres. The proposed extension would have a dual pitched roof with a height of 3.9 metres, and eaves of 3.1 metres above the proposed ground level, which would be approximately 0.1 metres lower than the existing decking level, which would be replaced by a paved patio area.

Brickwork and roof tiles would be used in the construction of the exterior of the extension, with aluminium windows and doors proposed.

The proposed new access involves the removal of an existing 1.7 metre high timber fence at the rear of the property, and the replacement of this with a 1.7 metre high timber fence and gates, set back by 2 metres from the rear boundary of the property (the gates would have a width of 2.4 metres). Revised plans were submitted on 18 October, which amended the proposed location of the gates, from the right-hand side of the property (when viewed from the rear), to the left hand side.

Planning permission has previously been granted earlier in 2017 for a different proposal, which included a single storey rear extension of a different design, a raised patio, a 2.4 metre high boundary fence, and a new access at the rear, under reference ST/0073/17/HFUL.

Publicity / Consultations (Expiry date 16/10/17; Re-notifications 01/11/17)

1) Neighbour responses

No response received in reply to the original neighbour notifications.

Two responses were received in reply to the notifications on the amended proposals, raising the following comments:

23 Burnham Grove

No objection as long as the only access to my property is not blocked.

25 Burnham Grove

The only interest I have in these applications is access to my property at all times while the work is in progress and this one is directly opposite my only vehicle access.

Officer comment: Any future obstruction of the access of to a neighbouring property, during, or after the construction phase of the project, would be a private matter to be resolved between the parties concerned, and is not of relevance to the consideration of this planning application. The key material planning considerations, in respect of the proposed access, are whether the new access would be acceptable in respect of highway safety, and any impacts upon visual amenity and the character of the Conservation Area.

2) Consultees

Traffic & Road Safety: Approve

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity and heritage assets;
- Impacts on residential amenity; and
- Impacts on highway safety

Design, visual amenity & heritage impacts

The main design issues to consider are whether the design, size, proportions and location of the rear extension and rear boundary and access works are appropriate, having regard to the size and character of the main property and the relationship with the surroundings and the Conservation Area setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The East Boldon Conservation Area Character Appraisal states that properties 4-9 Station Road were built in the mid-twentieth century in the gap between 3 and 10 Station Road. It states that despite following the building line to the front and incorporating bay windows, they contrast strongly in scale and proportion with their much taller and grandeur neighbours, appearing oddly squat and plain. These properties are not subject to an Article 4 Direction and so have permitted development rights.

The proposal would be largely screened from view within the public domain within the Conservation Area. The alterations to the rear boundary fence and the provision of access gates would be more visible from the public domain, from the rear lane just outside of the Conservation Area, but impacts on the character of the Conservation Area would be negligible, as it involves the replacement of an existing fence on the rear boundary, with a fence (incorporating gates) of the same height and design, set further in from the boundary. As a result site/press notification are not required as the proposal would not affect the character or appearance of the East Boldon Conservation Area. The addition of the gravel parking area towards the rear is considered to be in-keeping with the area, and could be carried out using permitted development rights in any case.

It is considered that the proposal would convey sensitive consideration of its surroundings having regard to its scale, proportion, materials and design detail. A condition is recommended to ensure that external materials are as specified in the application. Subject to the inclusion of this condition, it is considered that the proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A) and DM6, having regard to guidance in Supplementary Planning Document (SPD) 9 'Householder Developments' and SPD 15 'East Boldon Conservation Area Management Plan'.

Residential Amenity

The main consideration in terms of residential amenity would be any impacts on the amenities of the occupiers of the adjacent neighbouring properties at numbers 6 and 8 Station Road.

The proposed extension would be positioned closest to 6 Station Road and would extend a further metre beyond this neighbour's single storey rear extension, maintaining a 0.6 metre gap from that boundary. The rest of extension would be built against the flat-roofed extension, 0.6 metres of which would be retained adjacent to the boundary with number 6. The nearest window to the rear of 6 Station Road (in the rear extension) serves a habitable room (a kitchen). The proposals would involve a modest increase in height above the existing rear extensions and a relatively small additional projection to the rear, but it is not considered that this would create a form of development that would be unacceptably dominant or overbearing. There would be no substantial impact on the outlook from number 6, or in terms of overshadowing of this property, and there would be no potential for increased overlooking of the property.

The proposed patio level would be reduced in height, when compared to the level of the existing decking, meaning that there would be no increased potential for overlooking of either neighbour from the proposed patio area. This contrasts from the proposal determined in application ST/0073/17/HFUL, which had proposed a raised patio area with an increased height, and is a positive change from the earlier proposal in terms of protecting neighbouring residential amenity, and would remove the need for a 2.4 metre high privacy screen, which was required by a condition of that permission.

The extension would be set in by approximately 2 metres from the boundary with number 8 Station Road, going closer to this boundary by 2 metres, in addition to the increased projection and height when compared with the existing situation. 8 Station Road has previously been extended to the rear, with a two-storey addition with a 2.3 metre projection (approved under ref ST/0646/07/FUL in 2007), which currently brings the rear of that property roughly level with the rear of 7 Station Road. More recently, in 2017, a single-storey extension, with a further 3.5 metre projection to the rear, has also been granted planning permission (ST/0392/17/HFUL) although this has not yet been implemented, so only limited weight can be given to this at this time.

The proposed extension would include a side facing window towards number 8, which would be situated in the part of the extension closest to the existing property. This would face directly towards the blank gable of the two-storey rear extension, and would be at an oblique angle to the small kitchen window in the side elevation, and would not cause any unacceptable impacts in terms of privacy or overlooking.

A new ground floor window would also be added within the side elevation of the existing property; however this would benefit from permitted development rights, and significant weight must be given to the fact that this can be done under PD rights, with no controls in place.

The proposals involve the installation of a new fence, 1.7 metres above finished floor level, which would also further prevent any additional overlooking from these side facing windows. However, for the reasons above, it is not considered that it would be necessary to require the provision of this fence through a planning condition.

Given the presence of the existing high boundary fences to both boundaries, it is not considered that it would be necessary to restrict permitted development rights in respect of any further side facing windows.

Given the relationship between the properties, and the scale, design and location of the proposed extension, it is not considered that the proposal would result in any unacceptable impacts in terms of outlook, dominance, or overshadowing.

It is considered that the proposal would not be unacceptably harmful to the amenities of neighbouring residents, and that the development is in accordance with Policy DM1 (B), while having regard to the design principles set out in SPD 9.

Highway Safety

The highway authority have considered the proposals and raised no concerns in respect of highway safety. The gates would be set-back 2 metres from the lane, which would provide an adequate means of access/egress without compromising highway safety. As no objections have been raised by the highway authority in terms of impact on highway safety, it is considered that the proposal would be in accordance with LDF Policy DM1 (G).

Other Matters

Weight is also given to existence of an existing extant planning permission (ST/0073/17/HFUL) for a rear extension of a similar scale, but with different design detail, a raised patio area and 2.4 metre high privacy screen. This proposal would have no additional impacts over and above this alternative proposal, which could be implemented at any time.

It is noted that the Council's Countryside Officer advised that a bat informative be attached to any planning permission, during the consideration of application ST/0073/17/HFUL, but that no bat survey was required to assess impacts of the development on bats. This proposal would be similar in terms of its likely impacts on bats, and it is considered that an informative should again be included with this permission.

Summary

It is considered that, in the site circumstances and context of this particular case, that this proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A B & G) and DM6, having regard to all other material planning considerations. The proposal would be an acceptable form of development, subject to the inclusion of the suggested conditions.

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

Drwg No 1614/P01J Rec 18/10/2017
Drwg No 1614/P04D Rec 19/09/2017
Drwg No 1614/P05D Rec 19/09/2017

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 walls and roof of the extension hereby permitted shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse on which the extension will form part and the boundary fence/gates shall be constructed of timber, unless alternatives have been previously submitted to and approved 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 Policies DM1 and DM6.

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 sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

Case officer: Chris Stanworth
Signed:
Date: 8/11/17

Authorised Signatory:
Date:

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