DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1142/17/HFUL
Proposal: Removal of existing rear conservatory and construct larger single storey rear sunroom extension.
Location: 2 Somerset Terrace
EAST BOLDON
NE36 0TE

Site Visit Made: 04/01/18

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

3 DM6 – Heritage Assets and Archaeology

4 SPD15 – East Boldon Conservation Area

Description of the site and of the proposals

2 Somerset Terrace is the central property within a small terrace of three properties, located at the south side of the A184 in East Boldon, just within the southern edge of the East Boldon Conservation Area. The character appraisal for the Conservation Area identifies 1 and 2 Somerset Terrace as late Victorian red-brick houses (the exterior of number 2 is now painted), with number 3 Somerset Terrace added at a later date, displaying different proportions, form and materials.

The dwelling is a two storey property, which has an existing two-storey dual-pitched roof rear outrigger (7 metre projection from the main rear wall) and a single storey single pitched roof extension beyond this (additional 2.4 metre rear projection), both of which are adjacent to the boundary with 3 Somerset Terrace, to the west.

To the east is 1 Somerset Terrace, which also has a similarly sized two-storey rear outrigger up to the boundary with 2 Somerset Terrace. A 3.3 metre high boundary wall separates 1 and 2 Somerset Terrace. In the gap between the two-storey outriggers is an existing conservatory, which projects 4.4 metres from the rear wall of the main rear wall.

Planning permission is sought to remove this conservatory and to construct a flat roofed sunroom extension (with skylight), with a roof height of 2.95 metres above the existing ground floor level (excluding the skylight). The proposed extension would project 7 metres in length from the main rear wall, roughly level with the rear of the two-storey outrigger. The proposed external materials are as stated on the proposed plans.

Publicity / Consultations **(Expiry date 29/12/17)**

1) Neighbour responses

None

2) Other Consultee responses

None

As it is considered that the proposed development would not materially affect the character or appearance of the Conservation Area, it was not considered that site or press notices were necessary to publicise this particular application.

Assessment

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

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

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

Design/visual amenity

The proposal utilises a contemporary design approach on a terraced property of traditional character. The siting of the proposed development allows an extension of 7 metres in length to be comfortably accommodated where the existing conservatory is located and in space to the rear, while extending no further than the existing two-storey outrigger. A significant amount of rear yard space would be retained. The proposed development would not harm the character of the existing property, or the wider surroundings.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing. The development would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Heritage assets

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.

In such circumstances, where harm is identified to the significance of a designated heritage asset, the National Planning Policy Framework requires that this harm is weighed against the public benefits of the proposal. In this case, the development is located to the rear of the property, in a location where the development would be entirely screened from view from the public domain by two storey development and high boundary treatments. The development would have a neutral impact on the character and significance of the Conservation Area. The proposal would be in accordance with LDF Policy DM6, guidance in Supplementary Planning Document (SPD) 15 'East Boldon Conservation Area' and NPPF policies relating to the historic environment.

Residential amenity

Due to scale of the development, and its location between existing high boundary treatments, which would remain, there would be no impacts on the amenity of neighbouring residents and the proposal would accord with LDF Policy DM1 (B) and the guidance contained within Supplementary Planning Document 9.

Summary

It is considered that the development would be in accordance with LDF policies DM1 (A and B), DM6, Supplementary Planning Document (SPD) 9 'Householder Developments', and Supplementary Planning Document (SPD) 15 'East Boldon Conservation Area'.

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 DK-060 AL-150 received 27/11/2017
Drwg No DK-060 AL-100 received 27/11/2017

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 development hereby permitted shall be as stated on Drwg No DK-060 AL-150 received 27/11/2017. 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

Case officer: Chris Stanworth
Signed:
Date: 08/01/2018

Authorised Signatory:
Date:

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