

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0016/18/HFUL
Proposal: Single storey extension to front of garage. Convert garage to en-suite bedroom and bin store. New lightweight tiled roof and material alterations to side and rear elevations of existing rear conservatory. Block pave front garden
Location: 38 Evesham Close
BOLDON COLLIERY
NE35 9LL

Site Visit Made: 01/02/2018

Relevant policies/SPDs

- 1 DM1 - Management of Development (A, B and G)
- 2 SPD9 - Householder Developments

Description of the site and of the proposals

38 Eversham Close is a semi-detached dwelling located within a residential housing estate of Boldon Colliery. The property has gardens to the front and rear; and has previously been extended through the addition of a conservatory to its rear elevation and a two storey extension (including integral garage) to its side.

Planning permission is sought for the construction of a single storey extension to front of garage, the conversion of the garage to en-suite bedroom and bin store; and a new lightweight tiled roof and material alterations to side and rear elevations of existing rear conservatory. It is also proposed to block pave the front garden to provide additional parking. The facing materials of the extension and alterations would match those of the host dwelling.

Publicity / Consultations (Expiry date 08/02/2018)

1) Neighbour responses

None

2) Other Consultee responses

None

Assessment

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

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

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity
- Highway capacity and safety

Design and Impact on Visual Amenity

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

The facing materials and architectural detailing of the extension (and alterations to the conservatory) would match the design of the host dwelling, conserving the character of the property and surrounding built environment.

Taking into account the footprint of the existing dwelling; the single storey front extension would appear as a subordinate addition. The works to the rear conservatory would see no increase to its scale. The new hardstanding to the front of the dwelling would be porous and would include no new boundary treatment; maintaining the open character of the estate.

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; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The single storey enlargement to the front of the two storey side extension would extend 1.1 metres beyond the front elevation of the garage; but would not extend beyond the main dwelling frontage. Having regard to the size of the extension and separation distance between it and the side elevation of the adjacent property of 36 Eversham Close; it is not judged that it would result in material harm to the outlook of the neighbour.

The material alterations to the conservatory would not result in any increase to the height or footprint of the existing extension. The existing conservatory to the rear of the adjoining dwelling of 32 Eversham Close has a matching projection, and a solid wall along the boundary with the applicant property. As such, the works would cause no harm to outlook or light levels at the neighbour.

Having regard to the proposed window arrangement and the position of the surrounding dwellings, it is not judged that the development would introduce any unacceptable overlooking of habitable room windows and would maintain existing privacy standards within the estate.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD 9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Highway capacity and safety

Although the development would result in the reduction in size of the existing garage at the property; it would still provide space for the internal storage of bins, as well as include the enlargement of the area of hardstanding to the front of the property available for off-street parking. Additionally, there is on-street visitor parking available within the surrounding estate.

It is therefore judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

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

Drg No. 1 Proposed Extension received on 02/01/2018

Drg No. 0788/3458/971 Proposed Extension received on 02/01/2018

Site/Roof Plan Proposed received on 02/01/2018

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. 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: Josh Kenolty

Signed:

Date:

Authorised Signatory:

Date:

«END»