DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0396/18/HFUL
Proposal: Works to existing house including replacement of existing conservatory with kitchen extension to the rear of the property, loft extension to include two dormer windows (rear elevation) and refreshment of elevations.
Location: 6 Sunniside Lane
Cleadon
SR6 7XB

Site Visit Made: 21/06/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 DM6 - Heritage Assets and Archaeology

3 SPD9 - Householder Developments

4 SPD14 - Cleadon Conservation Area Management Plan - Adopted April 2009

Description of the site and of the proposals

This application relates to a west facing detached two storey dwelling in Cleadon. The property has a pitched roof. To the front there is a two storey gable projection. To its northern and southern side elevations there are two single storey pitched roof extensions. The northern of the two hosts a dormer window to its front roof slope and wraps around the front of the property. The property is partially rendered and timber clad to the front and rear elevations .To the rear of the property there is a single storey conservatory extension. The property has a moderately sized rear garden and is located just inside the northern boundary of the Cleadon Conservation Area.

This application seeks full planning permission to: construct a single storey rear extension following the demolition of the existing conservatory; construct two flat roof dormer windows to the main rear roof slope; render the rear elevation, front gable projection and side elevations of the main house in cream render; and to clad the first floor of the front elevation of the main dwelling and the existing dormer window in timber. The rear extension would be clad in timber although its northern elevation would be brick and would form a parapet above the flat roof. The two new dormer windows would have flat roofs. The property has a chimney to the centre of the rear roof slope: this would be removed.

Permission was granted in 1986 for a dining room extension. Permission was granted in 1990 for a first floor bedroom and ground floor utility room extension. Permission was granted in 2005 for a rear conservatory.

Publicity / Consultations (Expiry date: 21/06/2018)

1) **Neighbour responses**

8 Sunniside Lane – Objection

- Loss of privacy to the home, garden and patio area as a result of the dormer windows.
- The dormer windows would adversely affect the sale of our property in years to come.

2) **Other Consultee responses**

Countryside Officer

The risk of bats being present and affected by this proposal is reduced by the following factors:

- The conservatory to be removed is less likely to support roosting bats due to the nature of its construction.
- The proposed kitchen extension is single storey and will not affect the eaves.
- The proportion of roof to be affected is less than 40%
- The cladding is made of vertical one piece wooden slats placed side by side, which is less likely to create crevices than multiple overlapping type cladding.
- The property is one of many similar in the vicinity, thereby reducing the probability of bats being in this particular one.

Given these factors, the LPA could not conclude a reasonable likelihood of bats being present to trigger a survey. However, this does not mean that there is a guarantee bats are not present. Please add a bat informative to any consent granted as bats are protected by law regardless of planning consent.

Assessment

With regard to single storey rear extensions, SPD9 states that those extensions which would extend beyond the rear wall of the original dwelling house by up to 4 metres in respect of detached houses will generally be acceptable. The proposed rear extension would be 3.2m in projection and so would be acceptable in this regard. The majority of the rear extension would occupy the footprint of the existing conservatory, which is to be demolished, however the projection would be 0.2m greater. The proposed extension's parapet roof would be 3.2m high – the same height as the eaves of the conservatory that it would replace. Consequently it is not considered that the proposed rear extension would result in any significant further adverse impact upon the residential amenity of neighbouring properties.

It is also proposed to construct two flat roof dormer windows to the rear roof slope. It is noted that some views would be possible from the dormer windows across the rear garden of No. 8 Sunniside Lane to the north, although views towards that garden would be significantly obscured by the large bushes, trees and hedges which form the boundary. Nevertheless, concerns raised regarding the loss of privacy to No. 8 are noted. However, the dormer windows would be able to be constructed under existing permitted development rights (without the need for planning permission) and so it would be inappropriate to refuse the application based upon this. Consequently the two rear dormer windows are considered to be acceptable. Property value and the ability to sell a property is a not a material planning consideration and so cannot be taken into account in the decision making process.

It is proposed to clad parts of the house in cream render and timber cladding, as detailed above. It is considered that the proposed materials would be acceptable and that the contemporary design would be in keeping with the proposed extensions and the existing dwelling.

The site is located within the Cleadon Conservation Area. 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.

Policy DM6 supports development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of heritage assets and their settings, including the Cleadon Conservation Area. SPD14, the Cleadon Conservation Area Management Plan, states that proposals involving the alteration of buildings within the Conservation Area must be appropriate in terms of scale and design. Materials must respect the age and character of the building. Proposals that are considered detrimental to the character and appearance of the building or the wider Conservation Area will be resisted.

Little mention is made of the site in the Cleadon Conservation Area Character Appraisal, save for a short paragraph noting that:

> *"Numbers 2 and 4 Sunniside Lane, a pair of semi-detached houses were built in the mid-twentieth century, number 6 being added later. They are the start of a short length of post-war ribbon development that channels views away from the conservation area"*

The proposed rear extension and dormer windows would be to the rear of the property. They would not be highly visible from the wider public domain or the Conservation Area. Consequently it is not considered that they would harm the character and appearance of the Cleadon Conservation Area. The proposed cladding and rendering of the building would likely pose a greater risk of harm to the Conservation Area as they would be visible from the wider public domain. However, the materials reflect the character of this building and the existing materials to the building, and so are considered appropriate in this case. In conclusion, it is not considered that the development as a whole would result in a significant adverse impact upon the character and appearance of the Cleadon Conservation Area.

The Countryside Officer has not raised a concern regarding potential bat roosts on site, however an informative regarding bats has been suggested.

Summary

In conclusion it is considered that the proposal would have no significant impact upon the residential amenity of neighbouring properties or the character and appearance of the Cleadon Conservation Area. The proposal complies with all relevant local and national planning policies and the application is therefore recommended for approval.

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

Dwg No. 100-20 Rev 2 Received 11/05/2018
Dwg No. 100-21 Rev 1 Received 16/04/2018
Dwg No. 100-22 Rev 1 Received 16/04/2018
Dwg No. 100-30 Rev 1 Received 16/04/2018

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

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: Seán Gallagher
Signed:
Date: 27/06/2018

Authorised Signatory:
Date:
«END»