DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0414/18/LAA
Proposal: Single storey rear extension with ramped access to side.
Location: 14 North Road
Boldon Colliery
NE35 9AR

Site Visit Made: 22/05/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a west facing two storey terraced dwelling in the established residential area of Boldon Colliery. The property has a moderately sized garden to the rear which hosts a small detached outbuilding, located abutting the site's northern boundary 1.2m from the main rear elevation of the host property. The site has no relevant planning history.

This application seeks full planning permission to construct a single storey rear extension. The extension would have a flat roof and would project 5.625m from the main rear elevation of the host property.

Publicity / Consultations (Expiry date 07/06/2018)

1) **Neighbour responses - None**
2) **Other Consultee responses - None**

Assessment

This application seeks full planning permission to construct a single storey rear extension.
Policy DM1 seeks to preserve residential and visual amenity. SPD9 states that single storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 3 metres in respect of semi-detached or terraced houses will generally be acceptable.

The proposed extension would be located 2.36m from the boundary with No. 13 North Road to the north. The proposal would project 5.625m from the host property's rear elevation: this would be in excess of that set out in SPD9. However, given the presence of the existing outbuilding within the rear garden of the host property, it is not considered that there would be any significant further overshadowing of or loss of outlook to the rear elevation of No. 13. Whilst there would be 1no window facing that boundary in the northern elevation of the extension, given the distance from the shared boundary, it is not considered that there would be a significant loss of privacy to No. 13.

The proposed extension would be located 0.411m from the boundary to the south with No. 15 North Road. That property has an outbuilding upon the shared boundary, approximately 1.5m in depth and 1m from the rear elevation of No. 15, similar to the existing outbuilding to the host property. Given the presence of the outbuilding, it is not considered that the proposed extension would result in a significant over dominance or loss of outlook upon No. 15. Given the orientation of the two properties, the proposed

extension would not overshadow No. 15. There would be no windows in the southern elevation of the proposal and so there would be no loss of privacy to No. 15. .

In terms of visual amenity, the proposal would be located to the rear of the property but would be highly visible from the rear lane. The street scene of the rear lane hosts an eclectic mix of rear offshoots and extensions in a variety of styles. Consequently, it is not considered that the proposed flat roof extension would result in a significant adverse impact upon the character and appearance of the area.

In conclusion and on balance 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 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. L(2-)02 received 03/05/2018
Dwg No. L(2-)03 received 03/05/2018

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: Seán Gallagher
Signed:
Date: 15/06/2018

Authorised Signatory:
Date:

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