DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0474/18/HFUL
Proposal: Front and rear single storey extensions and amendments to the windows along the existing side elevation.
Location: 27 Farm Hill Road
Cleadon
South Tyneside
SR6 7PN

Site Visit Made: 07/06/18

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

3 DM6 - Heritage Assets and Archaeology (i)

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

Description of the site and of the proposals

The application site is detached dwelling, situated on Farm Hill Road, within a street scene that is characterised by narrowly spaced detached dwellings.

The application proposes a single storey lean-to rear extension, with a 2 metre projection, which would extend along the rear of the main dwelling and single storey garage that is situated to the side.

The application proposes a single storey front lean-to extension across the full width of the main dwelling, with a 1.2 metre projection, replacing an existing hipped roof porch.

The Cleadon Village Conservation Area boundary borders a very small part of the rear boundary of the site, towards the south. Properties on Farm Hill Road are not included within the Conservation Area, with the exception of the end property, 31 Farm Hill Road.

NB: Revised plans were submitted on 18/06/18, making minor changes to the plans initially submitted.

Publicity / Consultations (Expiry date 07/06/18, Re-notification 14/06/18)

1) Neighbour responses

None received

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

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. If the impact of the proposal on the Conservation Area would be neutral this would be acceptable. It is not considered that the proposal would have any potential to impact upon the character, appearance or historical significance of the Cleadon Village Conservation Area or its setting.

The main issues for consideration in the determination of this planning application are:

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

Design/Visual Amenity

The proposed rear extension has a modest projection and design detail that relates suitably to the host property. It is considered to be appropriate in terms of its scale, massing, design and external materials and have an appropriate degree of subservience. It would not be visible within the surrounding street scene. It accords with the design guidance on rear extensions in SPD 9.

The front extension has a modest projection of 1.2 metres, which again accords with the guidance set out in SPD 9. It is considered that the front extension would be in keeping with the host property, which currently has a porch (as do other properties within the street scene), in terms of its scale, massing, design and external materials considered appropriate. The proposal is considered to have a neutral effect on the street scene.

It is considered that the proposal would convey sensitive consideration of its surroundings and would accord with LDF Policy DM1 (A).

Residential Amenity

The proposed rear extension would have no side facing windows and would not overlook either neighbour to the side. Even if side facing windows were to be added at a later date, this would not create any unacceptable overlooking, due to the high boundary fences and the relationship with the neighbouring dwellings to either side. The proposed extension would not overlook neighbours within the properties to the rear.

The limited scale and massing of the extension and distance from/relationship with neighbours to either side and to the rear would ensure that there are no other harmful impacts on amenity.

The front extension would not have any potential to overlook neighbours.

It is considered that the development would not be unacceptably harmful to neighbouring residential amenity, and would be in accordance with Policy DM1 (B).

Summary

It is considered that, in the site circumstances and context of this particular case, that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A & B), having regard to

design guidance in Supplementary Planning Document (SPD) 9 'Householder Developments', and to all other material planning considerations. It is considered that the proposal would be an acceptable form of development, subject to the conditions listed below.

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

Drg No. 002/18, received 18/05/2018

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: Chris Stanworth
Signed:
Date: 21/06/18

Authorised Signatory:
Date:

«END»