DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0802/18/HFUL
Proposal: Single storey rear extension.
Location: 2 Alison Drive
East Boldon
NE36 0SY

Site Visit Made: 14 /09/2018

Relevant policies/SPDs

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

Description of the site and of the proposals

The proposal is for a single storey rear extension at No.2 Alison Drive, East Boldon. The existing rear first floor windows and ground floor French doors are also proposed to be replaced matching those on the single storey extension. The proposal would extend for a distance of 3.76m from the rear elevation, a width of 6.6m and sit 0.4m from the common boundary with No. 4 Alison Drive. The flat roof eaves height would be 3.3m and 3.7m to the top of the lantern.

The application site relates to a two-storey semi-detached property located on a residential estate in East Boldon. Mundles Lane (a private access road) sits between the western boundary of No. 2 Alison Drive and a large playing field. The southern common boundary is shared between No. 2 Hiram Drive and No. 2 Alison Drive. The proposal would not be visible from the front of the property within Alison Drive. The surrounding properties do not appear as uniform in appearance as many of the dwellings have been extended and altered.

The proposed materials would be facing brick, concrete roof tiles and upvc glazed windows and doors to match existing. The roof light would be a GRP flat roof system. All the dimensions for the proposal can be scaled from the submitted drawings.

Publicity / Consultations (Expiry date 24/09/2018)

1) **Neighbour responses**
None

2) **Other Consultee responses**
East Boldon Neighbourhood Forum – No response

Assessment

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

The proposal is for single storey rear extension and replacement of existing rear elevation windows at No. 2 Alison Drive, East Boldon. The main issues relevant to the determination of this application are visual amenity, namely the scale, size, design of the proposed extension and the impact on the residential amenities of neighbouring occupiers, specifically the occupiers at No. 4 Alison Drive.

Visual Impact

In respect of the proposed extension, the materials would match those of the existing dwelling; facing brick, upvc framed double glazed windows and doors. The flat roof would host a GRP flat roofing system. Upvc framed double glazed French doors would be lcoated on the proposed North West elevation of the rear extension and a upvc framed single door on the existing rear elevation would replace existing. The three windows proposed to the rear extension would be upvc framed double glazed which would match the replacement window proposed for the rear of the existing dwelling.

It is considered that the proposed materials would be acceptable in terms of the impact on the host property and the surrounding area. A condition is recommended to ensure that the materials used closely match those of the original dwelling.

Given the location of the approved family / sun room extension within the rear garden of the adjoining neighbour, 4 Alison Drive, direct views of the proposed extension would be limited from the first floor rear elevation windows of this property and from within the rear garden area. It should however be noted that, the lantern would protrude 0.4m higher than the eaves of the flat roof with the maximum height at 3.7m and as such limited views of the proposed development from other neighbouring occupiers would be had.

It is considered that the size, scale and proportions convey sensitive consideration of its surroundings and character of the existing dwelling. The proposal would appear subordinate to the original dwelling and the rear garden is of a substantial enough size to incorporate an extension. Trees and hedgerows border the southern, western and part of the northern boundary which would reduce visibility of the proposal from either Alison Drive or Mundles Lane. As stated above, the existing development works to the adjoining property, 4 Alison Drive would also limit views of the proposed extension.

Residential Amenity

The proposals relate to the rear of the property. The proposed rear single storey extension would sit 0.4m from the common boundary with No. 4 Alison Drive. No windows are proposed on the elevation that faces the neighbouring property which itself has a blank gable facing the common boundary. There would therefore be no unacceptable impact on the amenity of neighbouring occupiers through a loss of privacy or loss of outlook.

The original rear building line of the application site sits approx. 0.5m further back than No. 4, which as identified above, has itself been extended through a single storey rear extension. The proposed extension would measure 3.76m from the rear elevation, in alignment with the neighbouring single storey rear extension. The flat roof eaves would sit slightly higher than the eaves of the neighbouring extension, but due to the close proximity of the extensions and orientation of the properties, it is considered that there would be no resultant issues of loss of amenity through over dominance or over shadowing. Furthermore, due to the location of the extension set within a substantial garden and the position of other neighbouring properties, there would be no resultant issues of loss of residential amenity to any other neighbouring occupiers.

Conclusion

It is considered that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A & B) and that the proposal would be an acceptable form of development, subject to the inclusion of the suggested conditions.

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 2925, received 15/08/2018
- Drg 2924, received 15/08/2018

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 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: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:

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