DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0008/19/HFUL
Proposal: Roof replacement on the existing conservatory.
Location: 41 Cleadon Meadows
Cleadon
SR6 7PJ

Site Visit Made: 20/02/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a semi-detached dwelling located in the north of the Cleadon Meadows estate. The neighbour to the west is a semi-detached dwelling (42 Cleadon Meadows) and is attached to the application property. To the east of the application property is a detached dwelling (40 Cleadon Meadows), the rear elevation facing the application site at a 90' angle. Beyond the rear gardens of these properties to the south are further dwellings situated within the Cleadon Meadows estate.

The proposal seeks permission to replace the roof on the existing conservatory with a new uPVC roof in white finish with ultimate blue tinted glass. The proposal would measure to the same dimensions as the existing roof with no additional height or overhang.

Publicity / Consultations (Expiry date 13/03/2019)

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 determination of this application are the:

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

Design / visual amenity

Given the nature of the proposal, the development would not be visible from the public domain. The proposed amended uPVC materials would closely match those on the conservatory to be retained. It is considered that the whole proposal would convey sensitive consideration to its surroundings having

regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity.

Impact on residential amenity

The proposal would not harm the amenities of the neighbours to the north and south due to the level of spacing between them and those neighbours.

In terms of the neighbours to the west and east (40 and 42 Cleadon Meadows), the proposal would appear similar in appearance, and have no greater impact in terms of visual amenity or privacy than the existing situation. It is therefore considered that the proposal would have no materially harmful impacts on the amenity and privacy of the occupiers of 40 and 42 Cleadon Meadows.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

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. 3589/PP/03 received 07/01/2019
Drg No. 3589/PP/01 received 07/01/2019
Drg No. 3589/PP/02 received 07/01/2019

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.

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: Nick Graham
Signed:
Date: 15/03/2019

Authorised Signatory:
Date:

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