

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0114/19/HFUL
Proposal: Single storey rear kitchen/utility/wc/sun lounge extension, with first floor bathroom extension.
Location: 121 Front Street
East Boldon
Tyne & Wear
NE36 0SA

Site Visit Made: 07/03/19

Relevant policies/SPDs

- 1 DM1(A & B) - Management of Development
- 2 DM6 (Biii) - Heritage Assets and Archaeology
- 3 SPD9 - Householder Developments
- 4 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009

Description of the site and proposals

The application site is a terraced residential property, set within a long narrow plot, with a lengthy rear garden situated on the south side of Front Street. The site is located within the East Boldon Conservation Area.

A garage with a dual pitched roof is located to the rear of the plot, which was granted planning permission in 2002 (ST/01158/01/DM). To the rear of the plot is a back lane, between the rear of properties on Front Street and the rear of properties on Victoria Terrace. The rear of the property is largely screened from view from Victoria Terrace, which is set a significant distance (approximately 60 metres) back, with views towards the application site blocked from most viewpoints at street level due to the presence of buildings on Victoria Terrace.

This application proposes to construct a brick/render flat roofed single storey rear extension, with an 8 metre rear projection from the main rear wall of the existing property. The proposed extension would replace an existing flat roofed kitchen extension (5.7 metre projection) and a single pitch roofed bathroom extension (3.15 metre projection). The proposal also seeks to add a smaller first floor element (4.1 metres by 2.2 metres), along the boundary with 123 Front Street, which would have a brick/fibre cement cladding exterior, with a flat roof.

A planning application was previously granted for a rear extension with a 9 metre projection and a pitched and chamfered roof form (ST/00828/99). This permission was not implemented and is no longer considered to be extant.

Publicity / Consultations (Expiry date – 22/03/2019)

1) Neighbour notification

No responses received.

The Whitburn Neighbourhood Forum was also notified. No response was 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.

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

- Design of the proposal and its visual amenity & heritage impacts;
- Impact on residential amenity;

Design & impact on the host property, street scene & heritage assets

The design and heritage issues are interlinked and are both considered in this section of the report.

The rear of the terrace is not prominently situated in any key vistas within the Conservation Area, is not visible in key views, and still has very limited visibility, other than the upper floor being briefly glimpsed from a specific position on Victoria Terrace. It is therefore considered that the proposal would not have the potential to have an appreciable impact on the historic fabric, character and appearance of the Conservation Area. As a result, publicity of the development through site and press notice notification has not been considered to be necessary.

While the proposed rear extension would have a significant rear projection, it is not considered that this would be unacceptably dominant or out of keeping, particularly given the limited visibility from outwith the site, and having regard to the substantial garden space that would remain, and the presence of significant additions to the rear of neighbouring properties. The smaller first floor extension would certainly differ from the aesthetic of other rear extensions, but would not be out of keeping in terms of its scale. Its limited visibility from within the public domain means that it could not be considered to unacceptably harm the character and appearance of the surrounding area.

The palette of external materials would be varied, with matching brickwork to the side elevations facing towards the neighbour at 123 Front Street. A render finish would be applied to the rear and other side elevation at ground floor level, with fibre cement cladding at first floor level. While the majority of the existing terrace has a red brick exterior, neighbouring properties to the west are rendered and there is a variety of different brick and render finishes to existing extensions to the rear. It is not considered the external materials would have a significant impact on the character and appearance of the host property or surroundings, particularly given its location at the rear, with very limited visibility from within the public domain.

It is considered that the development would not be unacceptably harmful to the character and appearance of the host property, immediate surroundings, or the Conservation Area of which it would form a part, and, on balance, would be in accordance with LDF policies DM1 (A), DM6 (iii) and the objectives of SPD9 and SPD15.

Residential amenities of neighbouring occupants

The single storey rear extension would have a modest height of 2.65 metres, a similar height to the existing walls of the extension to the rear of 123 Front Street and the existing extensions at the application site that currently adjoin each neighbour. This would also not be significantly higher than the fences along the joint boundaries.

As a long rear extension exists to the rear of 123 Front Street it is not considered that the proposals would have any significant impact on outlook at ground floor level, or cause any substantial impacts in respect of overshadowing, loss of light or over dominance. There appears to already be a very limited outlook from rear ground floor openings at 119 Front Street due to the long two storey outrigger at that property and the existing 5.7 metre rear extension at the application site. It is not considered that the proposed extension would make much difference to the existing living conditions currently enjoyed by this neighbour, and that there would not be any significant or unacceptable loss of outlook, or in respect of overshadowing, loss of light or over dominance

The first floor extension on the boundary would have a greater potential to affect the ground floor opening at 123, which is at the far side of that rear elevation, or the first floor opening at the side nearest to the boundary with the application site. While there would be likely to be some impact on the outlook from and in respect of overshadowing or light, it is not considered that this would be significant enough to be unacceptably detrimental to the residential amenity of occupiers. Nor is the first floor extension considered to be unacceptably dominant or overbearing towards this neighbour.

It is not considered that the proposal would not cause significant detrimental to the residential amenities of the occupants of any nearby residential properties. The proposal is therefore considered to accord with LDF Policy DM1 (B).

Summary

It is considered that, in the site circumstances and context of this particular case, and subject to the inclusion of the suggested conditions, that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A & B) and Policy DM6 (iii), having regard to all other material planning considerations.

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:

Proposed Elevations received 08/02/2019
Proposed Floor Plans received 08/02/2019

Proposed Section Plans received 08/02/2019
Proposed Site / Roof Plan received 12/04/2019

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.

- 3 The external surfaces of the development hereby permitted shall be in accordance with the details specified on the Proposed Elevations received 08/02/2019 and the Planning Application Form received 08/02/2019. 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: Chris Stanworth

Signed:

Date: 25/04/19

Authorised Signatory:

Date:

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