DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0168/19/HFUL
Proposal: Single storey extension to the rear (extending up to the boundary with the lane) and form new dormer window to the front. Widening of existing window and insertion of rooflight to existing rear elevation.
Location: 1 Prospect Terrace
East Boldon
NE36 0SU

Site Visit Made: 09/04/2019

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 of the proposals

1 Prospect Terrace is an end of terrace property located within the East Boldon Conservation Area. The property is subject to an Article 4 Direction.

The East Boldon Conservation Area Character Appraisal describes the property as being part of a late-nineteenth century terrace of Sunderland Cottages. As with many Sunderland Cottages elsewhere in the region, rooms have been created in the roofspace of nos. 1-7, and dormers added. The addition of Dormers can decrease their intrinsic historic interest and where not sensitively designed can create a visual mismatch of dormer forms, sizes, styles, and materials, potentially harming the unity on which a terrace usually depends for its character. The dormers on Prospect Terrace are relatively uniform. Windows and some roofs have been replaced and some window openings enlarged, but the terrace remains a visually attractive group with some local vernacular charm.

This application seeks planning permission for a single storey rear extension and a new dormer roof window to the front elevation at 1 Prospect Terrace, East Boldon. The planning application proposes a very similar scheme to one granted planning permission by South Tyneside Council on 05/05/2016 (application reference ST/0137/16/HFUL). The previous application proposed a long single storey rear extension, which had approximately half the width of the rear yard and extended most of the way to the rear boundary (1.2 metres off the rear boundary. This application now seeks to take this all the way to the rear boundary. The erection of the extension would involve removing the existing wooden structures within the rear yard and the plastic roof covering which currently covers a significant amount of the yard area.

Steps would be included as part of the extension to step down into the yard, leading from the door within the side elevation, as there is a drop in levels within the yard. The proposal would also involve re-roofing the existing kitchen extension to the rear of the property as included in the 2016 application, with a rooflight window now included on the elevation plans (which was not included on the elevation plans for the 2016 application). The extension would be constructed of reclaimed brickwork where possible, with

new brickwork to match, with a concrete grey tiled roof. The proposed windows and doors would be timber.

To the front, the existing dormer window extension would be replaced with a larger dormer window, as per the 2016 application. The dormer window would be approximately 0.6 metres further down the roof slope than the existing, set significantly away from the eaves of the property, but less so than the existing dormer. The dormer window would be tile hung with slate tiles reclaimed from the existing dormer window to match the existing roof. The window to the dormer would be timber.

The existing dormer window was granted planning permission in 1987, application ST/0872/87/DM, which was a resubmission of an earlier refused planning application ST/0499/87/DM. The originally refused application included a front dormer window which would have filled the entire front roof space. The current proposal would be larger than the dormer window approved in 1987 but still significantly smaller than the proposal in the application that was refused in 1987.

Publicity / Consultations (Expiry date 13/05/2019)

1) **Neighbour responses**

   Neighbour letters were issued. The East Boldon Neighbourhood Forum was also notified. The proposal was also advertised with a site and press notice due to the potential for development in this location to affect the character and appearance of the East Boldon Conservation Area.

   No responses were received.

2) **Other Consultee responses**

Historic Environment Officer

No comments to make.

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.

The main issues relevant to the assessment of the proposal include the following:

- Impact on the residential amenities of the occupiers of the neighbouring properties.
- Impact on the character and appearance of the host property and the East Boldon Conservation Area (of which the property forms part).

Residential Amenity

The separation distance between the dormer window and properties to the front would be sufficient to ensure that there would be no detrimental impact upon the residential amenities of neighbouring occupants. This distance would be no less than the existing situation in terms of overlooking and loss of privacy from the dormer window.

To the rear, the proposed single storey rear extension would be located at the side furthest away from the adjoining property at 2 Prospect Terrace. The two metre high boundary wall between the properties would remain, which would significantly limit any effects that the proposed rear extension would have on the residential amenity of this neighbour and the outlook from the kitchen window which faces towards the application site, or any impacts in relation to overshadowing, sunlight, daylight, or dominance. The proposal would include an opaque glazed (non-habitable) bathroom window in the side elevation which would also prevent overlooking of this neighbour.

No windows are proposed to the rear of the extension and facing 1 and 3 Front Street, which are to the rear of the site.

It is considered that the proposed single storey rear extension and the front dormer window would be acceptable in relation to the impact on the occupiers of the neighbouring properties. The proposal is considered to accord with LDF Policy DM1(B) and the associated SPD9.

Character and Appearance

As has been outlined above the application property is located within the East Boldon Conservation Area and is subject to an Article 4 Direction. The proposed single storey rear extension would be visible within the public realm, with the side elevation fronting the narrow one-way street to the side, with the rear of the extension also visible from this street and the back lane.

This would result in the increase in scale of what is already a sizeable wall facing the side street owing to the land levels. The extension would be constructed in reclaimed brick with a slate roof. It is considered that this would result in an overall improvement to the visual appearance of this elevation, which would be in keeping with its surrounding context.

Although the dormer window is of a non-traditional flat roof design, contrary to SPD9, which encourages more traditional styles of dormer window, it is acknowledged that a number of similar existing dormer windows are within the front street scene. Although of non-traditional design, flat roofed dormers on this terrace are relatively uniform in their size, type, and materials, although each displays a degree of variety in design from one to the next. The East Boldon Conservation Area Character Appraisal acknowledges this, and the effect that the existing front dormers, which are very much a feature of this terrace now, have had on the intrinsic interest of the terrace.

While larger than the existing dormer that would be replaced at 1 Prospect Terrace, the scale of the proposed front dormer window is deemed to be acceptable, given the presence of a number of similar existing dormer windows within the front street scene, which all display a degree of variety in design from one to the next. The application proposals state that the front dormer window would be slate hung which would match the existing property and retain a similar appearance to that of the existing dormer.

It is considered that the proposal would convey a sensitive consideration of the surroundings and would preserve the historic, cultural and architectural character and heritage, visual appearance and contextual importance of the East Boldon Conservation Area and heritage assets within it. The development is considered to satisfy LDF policies DM1(A) and DM6(Biii) and the objectives of SPD9 and SPD15.

Summary

For the reasons elaborated above, the proposal is considered to be an acceptable form of development and is recommended for approval subject to the conditions outlined below. Substantial weight is also afforded to the presence of a planning approval from 2016 for a similar development, with no significant material change in circumstances since then, in reaching this conclusion.

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

Drawing No 02 Rev B received 19/03/2019

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 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

3 NOTE TO APPLICANT

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any

stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

Case officer: Chris Stanworth
Signed:
Date: 14/05/19

Authorised Signatory:
Date:

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