DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0550/19/HFUL
Proposal: Erection of a single storey extension to the rear elevation of dwelling
Location: 5 Station Road
East Boldon
South Tyneside
NE36 0LD

Site Visit Made: 16/07/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A, B & C)
2 DM6 - 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

Planning permission is sought for a single storey rear extension at 5 Station Road in East Boldon.

Application details state that the proposed extension would be constructed in facing red brick walls, brown concrete roof tiles, and white UPVC windows and doors. All dimensions can be scaled from submitted drawings.

The application site is located within the East Boldon Conservation Area. In relation to the application dwelling, the East Boldon Conservation Area Character Appraisal (February 2006) states:

> "*No.s 4-9 were built in the mid twentieth century in the gap between No.s 3 and 10. Despite following the building line to the front and incorporating bay windows, they contrast strongly in scale and proportion with their much taller and grander neighbours, appearing oddly squat and plain.*"

It should be noted that the proposal would be largely screened from the main part of the East Boldon Conservation Area along Station Road – by the existing dwelling and by high boundary treatment between the application dwelling and 6 Station Road. It would also be screened from the lane to the north (which is outside of the East Boldon Conservation Area) by high boundary treatment. Even though the impact on the East Boldon Conservation Area is assessed below, it was not considered necessary to consult the Council's Historic Environment Officer, or publicise the application by way of a site notice and press notice. This is because the proposal itself would not affect the character or appearance of the East Boldon Conservation Area.

It should be noted that as part of the proposed works, two ground floor window openings would be inserted into the side elevation of the existing dwelling facing 6 Station Road. The insertion of these windows would be able to benefit from permitted development.

Publicity / Consultations (Expiry date 12/06/2019)

1) Neighbour responses

None received

2) Other Consultee responses

N/A

Assessment

The main issues to be considered in the assessment of this application are:

- Design and visual impact including on the character and appearance of the East Boldon Conservation Area;
- Impact on trees; and
- Impact on residential amenity

Design and Visual Impact including on the Character and Appearance of the East Boldon Conservation Area

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.

As stated the proposal would be largely screened from the main part of the East Boldon Conservation Area along Station Road – by the existing dwelling and by high boundary treatment between the application dwelling and 6 Station Road. It would also be screened from the lane to the north (which is outside of the East Boldon Conservation Area) by high boundary treatment. It is considered that it would preserve the character and appearance of the East Boldon Conservation Area, and would convey sensitive consideration to its surroundings having regard to its scale and proportion. External materials would be acceptable (the existing dwelling has UPVC windows throughout). A condition is recommended to control that external materials be as specified in the application. Subject to compliance with this condition, in relation to design and visual impact it is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policies DM1 (A) and DM6, and the associated Supplementary Planning Document (SPD) 9 'Householder Developments' and SPD 15 'East Boldon Conservation Area Management Plan'.

Impact on trees

There is a tree positioned at the bottom of the rear garden of the application site. This tree has a relatively high amenity value within the East Boldon Conservation Area – viewed from Station Road between the application dwelling and 6 Station Road and so providing a 'leafy' backdrop. It also has a high amenity value when viewed along the lane to the rear – and so when looking into the Conservation Area.

No tree related information has been submitted as part of the application. The Council's Arborist was requested to assess whether the tree at the bottom of the rear garden of the application site would be worthy of a Tree Preservation Order (TPO). At the time of drafting this report, no TPO assessment had been undertaken. Nevertheless, given that the tree has a high amenity value within the East Boldon Conservation Area, it is recommended that a condition be attached to any planning permission to control that no construction materials associated with the development be stored on land under the canopy of this tree (labelled Tree T1 on the drawing titled 'Existing and Proposed Site Plans' Rev A received 28/06/2019). Subject to compliance with this condition it is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (C).

Residential Amenity

The proposal would be positioned closest to the attached neighbouring property 4 Station Road. This neighbouring property has a single storey rear off-shot positioned along the common boundary shared with the application site. This was granted planning permission in 2015 (Ref: ST/0939/15/HFUL) and according to approved application drawings it projects 3.375 metres (details are on the planning application file). The proposal subject of this current application would project the same distance. Given the nature of the proposal and the existing built form, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of 4 Station Road in relation to privacy, outlook and over dominance, or overshadowing.

The neighbouring property to the east 6 Station Road has a ground floor window in the main part of the rear elevation. This is likely to serve a habitable room. There is also a ground floor window in the side elevation of the rear off-shot facing the application site. It is not clear what room this window serves, however for the purpose of this assessment it is assumed that it serves a habitable room. This off-shot has a large window in the rear elevation. The proposal would be positioned almost two metres from the common boundary shared with 6 Station. This neighbouring property is also positioned off the common boundary by marginally over 1.5 metres.

The proposed extension would be positioned over 5.5 metres from the nearest ground floor window in the rear elevation of 6 Station Road (further down the garden). It would also not be positioned directly to the front of the window in the side elevation of the rear off-shot which faces the application site. Given the single storey nature of the proposal, and given its position and separation distances in relation to nearest windows within 6 Station Road, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of this neighbouring property in relation to privacy, outlook and over dominance, or overshadowing.

Given separation distances and the nature of the proposal, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of any other properties in relation to privacy, outlook and over dominance, or overshadowing.

In relation to residential amenity it is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (B) and the associated SPD9.

Summary

For the reasons articulated above, the proposal would accord with development plan policy, and so is considered to be an acceptable form of development.

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 Plans, Elevations & Roof Plan received 28/06/2019

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 Policies DM1 and DM6.

4 No construction materials associated with the development hereby permitted shall be stored on land directly under the canopy of the large tree (labelled Tree T1 on the drawing titled 'Existing and Proposed Site Plans' Rev A received 28/06/2019), positioned at the bottom of the rear garden of the application site.

To safeguard the tree during the construction works in the interests of visual amenity, and to preserve the character and appearance of the East Boldon Conservation Area, in accordance with adopted South Tyneside LDF Development Management Policies DM1 and DM6.

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: David Rogerson
Signed:
Date:

Authorised Signatory:
Date: