DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0597/19/HFUL
Proposal: Single storey conservatory at the side of the property.
Location: 7 Sunniside Lane,
Cleadon,
SR6 7XB

Site Visit Made: 03/09/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)
2 DM6 – Heritage Assets and Archaeology
3 SPD9 - Householder Developments
4 SPD14 – Cleadon Conservation Area Management Plan

Description of the site and of the proposals

Planning permission is sought for a single storey side conservatory along the north elevation at 7 Sunniside Lane, Cleadon. The conservatory would measure 4.2m wide and project 3.265m from the north elevation incorporating the existing kitchen door. The ridge height would measure 3.25m and eaves height 2.25m. The east and west elevations would host double windows and the north elevation would host bi-fold doors with windows either side. The proposed hipped roof would be an Edwardian design with a mix of solid and glazed materials.

The detached property is located within an established residential area of Cleadon. Planning permission is required as the property is located within Cleadon Village Conservation Area.

The proposed materials would be render to match existing and pvcu casement windows / bi-fold doors, both finished in anthracite to match the bi-fold doors on the converted garage. The aluminium tile roof would include 1 section of glass on each hip.

There have been a number of extensions to no. 7 Sunnside Lane including a rear kitchen extension, the construction of a detached garage and more recently, conversion of the garage in to a habitable room. When the detached garage was converted, the windows/doors did not match the existing property.

Planning History

Reference: ST/3084/07/ENQ
Description: Proposed conversion of garage to habitable room
Decision: Permitted Development Private
Date: 21/12/2007

Reference: ST/1302/02//DM
Description: Proposed kitchen extension
Decision: Grant Permission with Conditions
Date: 03/03/2003

Reference: ST/0684/95/01/DM
Description: Details of external materials, Eternit roofing tile; Tyrolean render to wall surfaces (white) and Grey block paviours to the driveway

Decision: Grant Permission with Conditions
Date: 29/01/2001

Reference: ST/0684/95//DM
Description: Proposed erection of private garage and construction of new vehicular and pedestrian access
Decision: Grant Permission with Conditions
Date: 28/11/1995

Publicity / Consultations (Expiry date 15/10/2019)

1) **Neighbour responses**
   29 Farmhill Road – Concerned about the potential impact on their property in terms of loss of privacy and overlooking.

   Officer comment – Advised the neighbour of the position of the proposed extension and the distance between their dwelling and the proposal. No further comments were received from the neighbour.

2) **Other Consultee responses**
   None

Assessment

SPD 9 states that conservatories to the front and side elevation of properties will only be considered acceptable where reasonable levels of amenity and privacy are afforded to the neighbouring properties and where there is minimal impact upon the street scene. SPD 9 also states that obscure glazing will be required in all windows along the elevation of the conservatory that faces any common boundary if the windows are within 3 metres of that common boundary. Policy DM1 (B) requires a development to be acceptable in relation to any impact on residential amenity.

The proposal would be set back from the eastern elevation by 3.1m where Sunniside Lane runs adjacent. It would also be set back from the northern boundary (shared with no. 7b Sunniside Lane) by 9.871m and be set back from the western elevation (shared with no. 29 Farmhill Road) by 11m. Therefore the proposal would not require obscure glazed windows facing neighbouring properties. The distance between these neighbouring properties would mean there would be no loss of privacy, overlooking or overshadowing.

The nineteenth century single storey cottage is an attractive historic landmark approaching the junction of Sunniside Lane with North Street. The proposal would not be visible from the junction of Sunniside Lane and North Street as the extension would be located along the north elevation of no. 7 Sunniside Lane. The proposed side extension would straddle the original dwelling and rear kitchen extension which hosts a mix of materials; white render and natural stone. 3.1m of the original dwelling along the northern elevation nearest to Sunniside Lane would remain.

The proposed extension would host white render. Although the proposed windows/doors would not match the original dwelling, they would match the window/doors on the garage conversion. As the proposal is not visible from within the main core of the conservation area, the proposal would not have a detrimental impact on Cleadon Village Conservation Area.

Although the property has had a number of extensions within the curtilage of the dwelling, the proposed extension is considered to be a suitably well designed and a subservient addition in relation to the main property. The proposed materials would also match existing property.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and based on its size, scale and location, the proposal is not considered to give rise to any material harm to neighbouring properties in terms of loss of outlook and privacy and would accord with LDF Policy DM1 (A and B), DM6 and the guidance contained within SPD 9 and SPD 14.

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

Drg no. 1580/PP/01, received 31/07/2019
Drg no. 1580/PP/03, received 18/07/2019

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

Case officer: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:

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