DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0730/19/HFUL
Proposal: Single storey side extensions to existing dwelling to provide study, dining room and garden room
Location: Toad Hall, Front Street, East Boldon, NE36 0SF
Site Visit Made: 07/10/2019

Relevant policies/SPDs

1 LDF CS A1 - Improving Accessibility
2 DM1 - Management of Development (A, B, C & G)
3 DM6 - Heritage Assets and Archaeology
4 SPD6 - Parking Standards
5 SPD9 - Householder Developments
6 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009

Description of the site and of the proposals

Planning permission is sought for the construction of single storey extensions to Toad Hall, Front Street in East Boldon to provide the dwelling with a study, dining room and garden room.

Planning permission Ref: ST/1012/18/FUL was recently granted for single storey extensions to Toad Hall to provide the dwelling with a study and garden room. These extensions would not have enclosed the rear garden / patio area of the property. The applicant's Design, Access and Heritage Statement states that following the grant of this planning permission, the applicant considered that to preserve this small area of garden / patio area was the wrong approach given the extent it would be used. Increasing the size of the dwelling would be more logical as this space could then be useable all year round. The proposal is therefore to add a side / rear extension to the scheme that was approved under planning permission Ref: ST/1012/18/FUL, with all other parts remaining the same as previously approved. Nevertheless this planning application seeks permission for all of the proposed extensions.

The single storey side extension building west would include an extension projecting 1.1 metres to the front. As per the previous planning permission, this is not specifically referred to in the application description but is clearly shown on application drawings.

The proposed extension building east would be positioned towards the rear of the existing dwelling. It would project 2.4 metres beyond the main side wall of the existing dwelling, and would have flat roof with roof lantern. The main part of the proposed extension building west would project 3.5 metres beyond the main side wall of the existing dwelling, and would include the front projecting part. The eaves of the proposed extension building west would be positioned adjacent to the neighbouring garage block. The proposed side / rear extension building west would project 4.85 metres to the side of the existing rear off-shot and would have a flat roof with roof lantern. The whole side extension building west would project to the same building.

The external materials of the proposal would be of reclaimed handmade red brickwork (to match those of the existing dwelling), a main roof of Welsh natural slate, lead flat roofs, timber window frames, lead dormers, cast iron guttering and stone mullions. All dimensions of the proposal can be scaled from submitted drawings.

Toad Hall is located within the East Boldon Conservation Area. It is raised up behind South Farm's boundary wall and is a small mid-twentieth century brick building with a large swept roof in slate. The former old men's recreation rooms building was converted to a furniture sales room and named Toad

Hall in 2000, and subsequently converted to a dwelling over more recent times (see planning history below).

The East Boldon Conservation Area Character Appraisal (February 2006) states:

> "*Raised up behind South Farm's boundary wall is a small mid-twentieth century brick building with a large swept roof in slate. This former old men's recreation rooms building has been imaginatively converted to a furniture sales room named Toad Hall*"

Planning history

2010 – Planning permission granted for the proposed change of use of an office/showroom premises to a dwelling house. A condition was attached to this planning permission removing permitted development (PD) rights for various extensions / alterations and outbuildings (Ref: ST/0703/10/FUL).

2017 – Planning permission granted for the proposed change of use of an office/showroom Class B1(a) to a self-contained one bedroom dwelling (C3). A condition was attached to this planning permission removing permitted development (PD) rights for various extensions / alterations and outbuildings (Ref: ST/0950/17/FUL).

2019 – Planning permission granted for proposed single storey side extensions to the existing dwelling Toad Hall to provide study and garden room (Ref: ST/1012/18/HFUL).

Publicity / Consultations

Neighbour notification expiry date 15/10/2019
Consultation expiry dates 15/10/2019 & 17/10/2019
Site notice expiry date 28/10/2019
Press notice expiry date 23/10/2019

1) Neighbour responses

East Boldon Neighbourhood Forum

In order to grant planning permission for the previous planning application, the original proposals were scaled down somewhat. The projection of the front garden room was reduced. The extent of glazing to the front was also reduced.

Whilst the proposed extension could be regarded as over-development of the site, the Forum are of the opinion that this is not a material consideration, as the area concerned is at the south west rear corner of the building and will only be visible from the garage courtyard to the rear of The Orchard. However the building is of high architectural value and character, and is in a prominent position within the East Boldon Conservation Area. The Forum therefore believe that the visual impact of the garden room extension from Front Street would have been enhanced by the provision of a hipped pitched roof to the projecting front extension, in preference to the proposed flat roof. Other than for this point, the proposals are generally sympathetic to the design and appearance of the exiting building.

The retention of the existing tree to the north west front corner should also be ensured.

2) Other Consultee responses

Historic Environment Officer

No objections – The proposal differs from the previously approved planning application ST/1012/18/HFUL in that it includes a small extension to the rear. Whilst the additional side extension to the east would be visible from the street scene, it would be set further back than the existing property

and this, in combination with the proposed use of high quality materials, would, in my view, have a neutral impact on the character or appearance of East Boldon Conservation Area.

Assessment

The main issues relevant to the assessment of this application are:

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

Design and visual impact (including upon 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.

The application dwelling is not a listed building or on the Council's list of locally significant heritage assets. However it is positioned at the heart of the East Boldon Conservation Area, and proposed extensions would be clearly visible from the public domain.

The main dwelling is set back from the main building line of adjacent properties (29 Front Street to the east, and the garage block to the west). The proposed extensions would not be particularly wide with the front extension only projecting forward by 1.1 metres. They would include architectural features and window detailing that would respect / match those of the existing dwelling. The additional side / rear extension (not part of the previous planning permission Ref: ST/1012/18/HFUL) would be largely (if not entirely) screened from Front Street, and instead would viewed primarily from The Orchard between detached garages. This is less sensitive than the main part of the East Boldon Conservation Area along Front Street. The proposal would have the same visual impact when from Front Street as the proposal granted planning permission Ref: ST/1012/18/HFUL.

Whilst the comments of the East Boldon Neighbourhood Forum are noted, the flat roof front extension was granted planning permission Ref: ST/1012/18/HFUL. This has therefore already been considered to be acceptable, and so it would not be reasonable to request that this have a hipped roof design. In any case the Council's Historic Environment Officer has raised no objections to the proposal.

It is considered that the overall proposal would be appropriate in terms of its scale and design in relation to the existing dwelling, with external materials respecting its age and character. Although the proposed extension building west would erode the spacing between the application dwelling and the adjacent garage block, this part of the East Boldon Conservation Area is not characterised by widely spaced properties. Instead the development in the immediate vicinity is of a higher density, including terraced properties to the east. The roof height of the application dwelling, including the proposed extensions, would remain significantly lower than the terraced properties to the east and the garage block to the west, and the proposed extension projecting forward would still be set back from these neighbouring buildings. The main part of the proposed extension retaining a hipped roof design would ensure that 'visual spacing' would be retained between the application dwelling and the neighbouring garage block.

Overall it is considered that the proposed extensions would preserve the character and appearance of the East Boldon Conservation Area, and would convey sensitive consideration to their surroundings. A condition is recommended to control that the proposal be constructed in accordance with details specified in the application. Subject to compliance with this condition 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

The comments of the East Boldon Neighbourhood Forum are noted in relation to the retention of a tree. However there does not appear to be any trees within the application site, unlike was the case when the previous planning application Ref: ST/1012/18/HFUL was assessed. At this time there was a tree to the front of the dwelling (adjacent to the garages to the west). However, at this time it was concluded that this tree was not worthy of a Tree Preservation Order (TPO). It is considered that the proposal would have no unacceptable impacts on trees and so would accord with adopted South Tyneside LDF Development Management Policy DM1 (C).

Impact on residential amenity

There is a public footpath positioned to the east of Toad Hall, and garages to the west. Given the single storey 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 any neighbouring properties in relation to privacy, outlook and over dominance, or overshadowing. It is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (B) and the associated SPD9 in relation to residential amenity.

Impact on highway safety

Although the dwelling has no parking, it is considered that the proposal would not generate any additional parking. It would remain as a one bedroom dwelling. It is considered that there would be adequate on street parking for the property on Front Street. As a consequence, it is considered that the proposal would be acceptable with regard to the parking provision, and would cause no congestion on the highway to the detriment of highway safety. It would accord with adopted South Tyneside LDF Core Strategy Policy A1 and the associated SPD 6 'Parking Standards' and adopted South Tyneside LDF Development Management Policy DM1 (G).

Summary

For the reasons articulated above it is considered that the proposal would accord with development plan policy, and so would 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 or Refusal Reasons

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. 03 rev A received 11/09/2019
- Drawing No. 05 rev A received 11/09/2019
- Drawing No. 07 rev A received 11/09/2019
- Drawing No. 09 rev A received 11/09/2019
- Drawing No. 11 rev A received 11/09/2019

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 reclaimed 'hand-made' bricks to match those of the existing dwelling, reclaimed Welsh slates to the main roof, and as specified on the planning application form, Drawing No. 05 rev A received 11/09/2019, Drawing No. 07 rev A received 11/09/2019, Drawing No. 09 rev A received 11/09/2019 and Drawing No. 11 rev A received 11/09/2019. Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development 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

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: David Rogerson **Signed:**
Date:

Authorised Signatory: **Date:**