DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0741/19/HFUL
Proposal: First floor extension above garage, front extension to garage.
Location: 7 Gordon Drive
East Boldon
NE36 0TD

Site Visit Made: 03/10/19; 05/11/19

Relevant policies/SPDs

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

2 DM6 - Heritage Assets and Archaeology (B – iii)

3 SPD9 - Householder Developments

4 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009

5 East Boldon Conservation Area Character Appraisal (2006)

Description of the site and of the proposals

The application site is a two-storey semi-detached dwelling, one of two pairs of semi-detached properties located on Gordon Drive, and situated just inside of the East Boldon Conservation Area boundary. Along this tree-lined street scene there is variation in the design, scale, shape and building line of the properties, with a degree of individuality and variety in the design from plot to plot. Three detached properties (1, 3, 5 Gordon Drive) are located to the north of the application site, between 7 Gordon Drive and the main road (Front Street/Station Road), while larger detached properties (6, 8 & 10) are situated across on the opposite side of Gordon Drive.

The East Boldon Conservation Area boundary runs along the back of the plots on the south-east side of Gordon Drive, including the application site.

Only brief reference is made to the properties on Gordon Drive with the East Boldon Conservation Area Appraisal. The street described as part of a small estate in the spirit of the Garden City movement, laid out in the early decades of the twentieth century. Gordon Drive links the main road to the South Lane area and is a wide, curved, low density street, which has ten large detached and semi-detached houses developed piecemeal, probably as individual architect-designed commissions, but strongly held together by the large gardens, grass verges and an avenue of ornamental cherry trees.

Particular reference is made to the large low-density detached housing on Gordon Drive (presumably in reference to the larger detached properties at 6, 8, 10 Gordon Drive across the street) as a special characteristic of the Eastern Growth and Station Road area of the East Boldon Conservation Area.

The application proposes to construct a two-storey side extension to the existing dwelling, which would add a first floor above the existing garage and also extend towards the front.

Publicity / Consultations (Expiry date 04/12/19)

1) Neighbour Notification Neighbour & Site/Press Notice Responses

None received.

The East Boldon Neighbourhood Forum was also notified of the proposed development. No response was received.

2) Other Consultee Responses

STC Historic Environment Officer

I am of the view that the proposal relating to the above property would not have a detrimental impact on the character or appearance of East Boldon Conservation Area. I therefore have no objections.

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 relevant to the assessment of this proposal are the;

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

Design/Visual Amenity/Heritage

The Council's design guidance for residential extensions(Supplementary Planning Document 9) is a relevant planning consideration in the determination of this application.

The proposal accords with the design guidance in many respects. The increase in width is a modest 2.5 metres, comfortably meeting the standard in paragraph 7.3 of SPD9, while the extension also substantially achieves a 1 metre gap from the boundary (at 0.94 metres) – with a significant gap to the detached dwelling at 5 Gordon Drive. The single storey element at front the front has a 1 metre projection forward of the main front elevation, which meets with the standard in paragraph 5.2 of SPD9.

Nevertheless, the proposed design for the proposed first floor extension in this application conflicts with the guidance in SPD9 to a degree. The proposed first floor extension would continue along the ridgeline, whereas the design guidance (at paragraph 7.2) asks for a lowered ridgeline to give extensions a greater degree of subservience. Also, a 1 metre setback from the main front elevation is sought at first floor level, whereas the current proposal instead comes forward 0.8 metres from the main front elevation.

The conflicts with the design guidance were communicated to the applicant's agent, giving the opportunity to address these. The agent provided explanation of the design approach, stating:

> *The neighbouring property (Number 9) comes forward of the principal elevation with a two-storey projection. Our design will mirror this and bring some symmetry back to the pair of houses.*

However, if we were to have a 1000mm setback this would look quite disjointed and one of our clients main factors for the design is to bring some symmetry back into the two houses.

The agent has asked that the application be determined on the basis of the scheme as originally submitted.

In the context of the street scene of Gordon Drive, the scheme as submitted is considered to be acceptable on its merits, notwithstanding the conflicts with the design guidance.

The street scene has a very varied overall character due to the street's piecemeal evolution historically as a number of individual architect-designed commissions, with further incremental additions and alterations to properties over time. The street is mainly characterised by detached dwellings of differing design, including a number of properties where two-storey projections come forward of the main frontage of the property, including 8 and 10 Gordon Drive.

The application site is situated at the end of two pairs of semi-detached properties, which have a degree of consistency but each one is a little different in terms of its design and form. There are examples of side extensions within the street scene that are set back from the front, but there are also some that project forward, i.e. 9 & 13 Gordon Drive, both of which appear to come further forward than the proposed extension. The extension does not quite mirror the extension at 13 Gordon Drive at the opposite end of the two pairs of semis, or the one at 9 Gordon Drive but it does display a degree of similarity to the extensions on these properties.

While the ridge height of the extension is not set down below the main ridge as suggested in the design guidance, this is also the case at 13 Gordon Drive, although 9 and 11 Gordon Drive have first floor additions that are stepped down from the ridge. In the context of the street scene, and given the relatively narrow width of the proposed extension, it is considered that this is acceptable on balance.

There are also a number of factors identified in SPD9 design guidance at paragraph 7.4 that are applicable to the proposal. This paragraph indicates that application of the design guidance can be more relaxed where two or more of four factors exist. In this case, there is a marked stagger between the frontages of the application dwelling and the neighbour at 5 Gordon Drive; the neighbouring dwelling at 5 Gordon Drive is a different property type (detached); and, while it may theoretically be possible to extend 5 Gordon Drive towards the application site, this seems unlikely given the type of property and the existing additions at the side closest to the application site. 5 Gordon Drive also has a significant gap between the existing dwelling and the boundary with 7 Gordon Drive. The guidance can therefore be relaxed. The property's location within an avenue of ornamental cherry trees also means that the extension and host property has a reduced prominence in views along the street.

The extensions are not considered to unacceptably unbalance the pair of semi-detached properties, given that the proposed extension has a relatively narrow and subservient width to the adjoining property and that the adjoining semi-detached dwelling at 9 Gordon Drive also includes a two-storey projection extending forward at the opposite side.

As the design of the extension is considered to be acceptable within the context of the existing property and the street scene of Gordon Drive in design terms, it is considered that the character and appearance of this part of the East Boldon Conservation Area would also be preserved by the development. It is therefore considered that the proposals would accord with LDF policies DM1 (A), DM6 (iii) and, notwithstanding the degree of conflict with specific guidance, would meet with the overarching objectives of SPD9.

Residential Amenity

The proposed extension will extend towards 5 Gordon Drive by 2.5 metres at first floor, which is not considered to be a significant amount when considering the existing relationship and space between the

two properties. While the extension will come towards this property, it is not considered that it would appear unacceptably dominant or overbearing towards this property when viewed from within habitable rooms or the garden area.

It is not considered that the outlook from habitable room windows at 5 Gordon Drive would be significantly impacted. Windows are contained within the side elevation of 5 Gordon Drive, the closest of which serves a non-habitable room (bathroom). A good outlook would be retained from the conservatory to the side of number 5 and the window serving the first floor bedroom, which is set furthest away from 7 Gordon Drive.

The proposal would add a first floor habitable room window to the front, which would have no greater overlooking impact than the existing front windows. A non-habitable room (en-suite) would have a window in the proposed side elevation, but this would be obscure glazed, preventing overlooking and can be conditioned.

The extension would be located to the north-west of the rear garden of 5 Gordon Drive and to the north of gardens to the rear (properties on Coulton Drive) and, accordingly, should not create any significant harmful overshadowing impact upon the rear gardens of these properties, or within habitable rooms in the dwellings themselves.

It is not considered that the development would result in any unacceptably harmful adverse impacts on the amenity of neighbouring occupiers arising as a result of the proposals through unacceptable increased overlooking/privacy, overshadowing, outlook or dominance. The development is therefore considered to be in accordance with LDF Policy DM1 (B), while having regard to the principles set out in SPD 9.

Summary

It is considered that, in the site circumstances and context of this particular case, that this proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A & B), DM6 (iii) having regard to all other material planning considerations, including the design guidance in SPD9 and the East Boldon Conservation Area Management Plan (SPD15) and Character Appraisal. The proposal would be an acceptable form of development, subject to the inclusion of the suggested conditions.

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

Existing and Proposed Plans Dwg No PL-001 received 13/09/19

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.

4 The upper floor en-suite window to be created within the side (north-east) facing elevation of the property, facing towards 5 Gordon Drive, shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The form of windows and obscure glazing shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential 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: 05/12/19

Authorised Signatory:
Date:

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