

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0855/19/HFUL

Proposal: Demolish existing conservatory. Construct single storey rear sun lounge/utility extension with 2 no. rooflights. Construct first floor rear games room extension over existing kitchen. Construct detached garage/garden store. Replace existing timber front windows with new timber sliding sash windows. Block up existing pedestrian side gate and provide timber double gates (vehicular access).

Location: 102 Front Street
East Boldon
NE36 0SG

Site Visit Made: 21/11/19

Relevant policies/SPDs

- 1 DM1 - Management of Development (A & B)
- 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 located on the northern side of Front Street, East Boldon, situated on the main road that runs east-west through the heart of the East Boldon Conservation Area. The application property is unlisted and is subject to an Article 4 direction, restricting permitted development rights for sundry minor operations (including boundary treatments). A number of other properties included within the Article 4 direction also have works for alterations to dwellinghouses – the omission of this particularly restriction for various properties, including the application property, appears to have been deliberate at the time that the direction was made.

The East Boldon Conservation Area Appraisal (2006) identifies the historic and architectural significance of the this part of Front Street, which is part of the village core of East Boldon, with the area where the site is located being described as the most representative of East Boldon's early rural character with an impressive collection of vernacular cottages and Georgian farmhouses. The application property itself is not specifically referred to within the Conservation Area Appraisal, nor are any specific features of the property referred to. Neighbouring 94 and 100 Front Street are listed buildings.

The application seeks to install new timber sliding slash windows to the front elevation. This element of the proposals has been amended to refer to off-white timber sliding sash windows on the plans and within the application description as uPVC framed windows were originally proposed.

At the rear of the property, a two storey rear extension will be added, beyond the rear of an existing two storey projection and to the side of another existing two storey projection. A single storey rear extension will replace the existing conservatory and a detached garage is proposed in the rear corner of the plot. New access gates are proposed, in lieu of an existing gate, leading to an existing path which connects to

North Road, via a timber gate. A concrete hard surfaced area has recently been put in place at the rear and a shed has been removed.

In addition to the application plans, the application submission included a Design and Access Statement explaining the proposals. Updated plans have been provided during the course of the application process to provide clarification regarding the hard surfacing and path at the rear, while updated and additional plans have been produced showing the replacement windows at the front of the property, including a sash window detail. It is not considered that any additional publicity was required in respect of the updated and additional information in this instance, in accordance with South Tyneside Council's Statement of Community Involvement.

Publicity / Consultations (Expiry date 18/12/19)

1) Neighbour & Site/Press Notice responses

None received.

The East Boldon Neighbourhood Forum was also notified. No response was received.

2) Consultee responses

Historic Environment Officer

(Original proposals) I have no objections to the proposals to the rear of the above property. However, I am not supportive of the proposal to replace the timber sash windows to the front elevation in PVC. I appreciate that the existing windows are part timber, part composite. However, in terms of the overall character and appearance of the Conservation Area, and the settings of nearby Listed Buildings, the use of PVC would, in my view, cause harm.

In the first instance I would prefer to see timber sliding sash windows. However, if this is not considered to be a reasonable option then a textured finish composite could potentially be considered. Windows to the front elevation should be off-white.

(Updated proposals) The dimensions of the proposed sash windows are acceptable.

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 proposed works to the rear of the property would not be easily visible from within the public domain and as a result would have either no or very little potential to impact upon the character and appearance

of the East Boldon Conservation Area when viewed from the public realm and would not cause material harm to heritage assets.

The proposed single storey rear extension has a modest rear projection of 2.9 metres, the same as the existing conservatory that would be replaced. The design of the proposed single storey rear extension would be much more in keeping with the host property than the existing conservatory and would be a suitably secondary and subservient addition, with no impact on the public realm.

The proposed two storey rear extension would project to the rear of an existing two storey extension and would have a very similar rear projection to the other existing two storey rear projection at the application site. It displays a similar hipped roof form to the two existing two-storey rear extensions and is set below the ridgelines of the existing extensions. This is also considered to be a suitably secondary and subservient addition to the host property, with very limited potential to view this from the public realm along North Road.

The proposed garage would be located in the rear north-west corner of the garden of with a simple slate pitched roof of acceptable design and massing, retaining the majority of the rear garden area and with no visual impact on the public realm.

The proposed installation of the gates at the rear/side corner of the garden lead to an existing path with leads to North Road and via a timber gate. The proposed gates will replace a smaller gate. It is understood from discussions on site that this is proposed to provide easier access for pedestrian/cycle/motorbike access. The path is not wide enough to accommodate a car. While the application documents and description refer to the gates as being for vehicular access, no new vehicular access onto North Road is being created. The proposed gates are not considered to materially impact upon the visual amenities or historic character of the area, nor would they be visible from the public domain.

The proposed off-white double glazed timber sash windows to the front of the property are externally of a similar style and appearance to the existing frames within the existing window openings. This is considered to preserve the existing character of the property, which currently has off-white timber framed (with a composite interior) windows to the front, which are not original. Weight is also given to the permitted development fallback position that currently exists.

It is considered that the proposals will thereby sufficiently preserve the positive contribution that the property makes to the East Boldon Conservation Area, and the character and appearance of the Conservation Area itself, thereby not constituting less than substantial harm (as defined in the NPPF) or greater to designated heritage assets including the Conservation Area itself, the listed buildings within close proximity at 94 and 100 Front Street, or non-designated heritage assets.

The proposed changes would therefore, on balance, be in accordance with LDF policies DM1 (A & B) and DM6 (iii), having regard to guidance in SPD9 and SPD15.

Residential Amenity

The proposed single storey rear extension would have a 2.9 metre projection from the existing rear elevation of the property, the same as the conservatory it would replace and would extend the full width of the plot between the boundaries with 106 Front Street and 100 Front Street, whereas the existing conservatory is built against the boundary with number 100, but set in from the boundary with number 106.

This element of the proposals accords with the 3 metre projection standard in the SPD9 design guidance. The single storey extension would not result in any materially greater impact on the amenity of the occupiers of 100 Front Street, as an outbuilding exists on the opposite side of the boundary and the proposed extension would have a similar impact as the existing conservatory. It is considered that the

proposed single storey extension would not unacceptably impact upon the outlook from the closest habitable room window at 106 Front Street, nor would it have an unacceptable overbearing or overshadowing impact towards this property, or have any potential for overlooking.

The proposed two storey rear extension would have a very similar rear projection to the longer of the two existing two storey rear projections at the application site, set below the ridge height of this existing extension and the one which it would adjoin. While the proposed two-storey rear extension would come closer to the neighbouring property at 106 Front Street, it would be set in from the boundary and it is not considered that the proposed extension would have the potential to unacceptably impact upon the outlook from the closest habitable room window at 106 Front Street; nor would the proposed extension have the potential to create an unacceptable overbearing or overshadowing impact towards this property, or have any potential significant additional overlooking.

The proposed garage would be located in the rear north-west corner of the garden. It is not considered that this garage, bearing in mind its size, location and relationship with habitable room windows within surrounding neighbouring properties, would have the potential to significantly impact upon the residential amenities of neighbouring properties.

The proposed installation of the gates at the rear/side corner of the garden lead to an existing path and replace a smaller gate is not considered to materially impact upon neighbouring residential amenity.

The proposed alterations at the front would simply alter existing window and door openings and would not have any material impact on neighbouring residential amenity.

It is considered that the proposals would be in accordance with Policy DM1 (B).

Summary

It is considered that in the site circumstances and context of this particular case that the proposal would be an acceptable form of development that is in accordance with Local Development Framework (LDF) policies DM1 (A) and DM6 (iii), having regard to design guidance in Supplementary Planning Document (SPD) 9 'Householder Developments' (SPD) 15 East Boldon Conservation Area Management Plan, having regard to all other material planning considerations, subject to the conditions listed below.

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

Site/Roof Plan 1:200 Proposed Rev A received 10/12/19
Drg No 0794/4404/499 Rev A received 10/12/19
Drg No 1 received 29/10/19

Drg No 2 Rev A received 10/12/19
Drg No 3 Rev A received 10/12/19
Window Elevation / Sash Window Details received 16/12/19

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. The proposed timber windows proposed within the front elevation shall be in accordance with the details specified on Drg No 3 Rev A received 10/12/19 and Window Elevation / Sash Window Details received 16/12/19. 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.

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: 19/12/19

Authorised Signatory:

Date:

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