DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0943/19/HFUL
Proposal: Removal of existing single storey side building & replacement with new side extension to provide enlarged kitchen & disabled access WC
Location: 36 Gibson Court
Boldon Colliery
NE35 9AN

Site Visit Made: 23/01/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

36 Gibson Court is a semi-detached dwelling located within a well-established residential area of Boldon Colliery. The dwelling has an existing single storey flat roof offshoot to its side elevation; and benefits from gardens to the front and rear.

Planning permission is sought to demolish the existing offshoot and construct a new, larger single storey extension with pitched roof to the side elevation of the property. The facing materials of the extension would match those of the host dwelling.

Publicity / Consultations (Expiry date 08/01/2020)

1) Neighbour responses

None received

2) Other Consultee responses

None

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity

Design and Impact on Visual Amenity

South Tyneside Local Development Framework (LDF) Policy DM1 states that development, including extensions to existing buildings, should be designed to convey sensitive consideration of their surroundings, and where possible enhance their local setting and reinforce location identity, having particular regard to scale, proportions, alignment, form, use of materials and architectural detailing.

The facing materials and architectural detailing of the extension would match those of the host dwelling, conserving its character and appearance. Based on the footprint of the existing dwelling, as well as the size of the offshoot to be removed; the extension would appear as a subordinate addition and would not result in the overdevelopment of the site.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1(B) requires development to be acceptable in relation to any impact on residential amenity.

The extension would be built to the side elevation of the property and would not project forwards or rearwards of the existing building line. It would be set back 0.9 metres from the shared boundary with the neighbouring property of 37 Gibson Court, which benefits from an existing two storey side extension.

Having regard to the projection and maximum height of the extension, as well as its position in relation to the neighbouring dwellings, it is not judged that it would appear unduly overbearing or result in material harm to the outlook of any property through significant overshadowing. Although 37 Gibson Court has a small window to the side elevation of the two-storey extension facing the position of the extension this does not provide a main outlook to a habitable room, while Supplementary Planning Document 9: Householder Developments also makes clear that the planning system could not protect an outlook that has been created by placing a window along a common boundary.

The window layout of the proposed development would not result in the direct overlooking of any neighbouring habitable room window. It is therefore judged that an acceptable standard of privacy would be maintained between the application property and surrounding dwellings.

For these reasons, it is concluded that the development would not result in material harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) as well as the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 ‘Householder Developments’, and the requirements of the NPPF.

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

-Drawing Number AL-20 Proposed Plan and Elevations received on 03/12/2019
-Drawing Number AL-100 Site and Roof Plans received on 03/12/2019

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: Joshua Kenolty
Signed:
Date: 23/01/2020

Authorised Signatory:
Date: