DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0027/20/HFUL
Proposal: Single storey side extension to form utility and study and loft conversion with dormer window to form two bedrooms and bathroom.
Location: 39 Hardie Drive
West Boldon
NE36 0JH

Site Visit Made: 23/01/20

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site is a two-storey semi-detached property within a residential area of West Boldon, situated on a corner plot at the junction where Hardie Drive meets Wheatley Gardens. The property has a brown brick exterior with a rendered upper floor to the front and rear, and a pitched tiled roof.

A brick boundary wall with piers and fence panels is in place around the property boundary where it meets the pavement, with gated pedestrian accesses to both the front and corner, but no vehicular access. Timber boundary fences separate the property from both 1 Wheatley Gardens and 37 Hardie Drive.

The shape of the plot and location of the boundary with 1 Wheatley Gardens property has a relatively small rear garden area, but with a substantial garden area to the side of the property. Historic aerial and street view photography show that two trees and a concrete garage were previously in place at the side of the property, but these have since been removed. As the application plans indicate, the garden area is now predominantly grass, with a path, with gravel to the rear.

The application seeks to add a dormer roof extension to the rear of the property, which would take up the majority of the rear roof slope of the property. The proposed dormer would sit just below the main ridge height, with a roof described as a flat roof, but which has a very slight slope. The dormer would be clad in tiles of a similar colour to the existing property, with a dark grey GRP/rubber top.

A lean-to single storey side extension is also proposed, brick built with a single pitched tiled roof, to match the existing property. This would be parallel with the main front wall and extending most of the way towards the rear of the property.

Publicity / Consultations (Expiry date 07/02/20)

1) Neighbour responses

None received.

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/Visual Amenity

The proposed rear dormer is situated in a prominent location that would be visible within the street scene due to its location on a corner plot. The dormer would be a sizeable and somewhat dominant addition to the host property, with a top heavy appearance that spoils the character of the dwelling to a degree, while taking up the majority of the original roof slope, going against a number of design principles in section 11 of SPD9, which provides design guidance for dormer extensions.

Notwithstanding this, significant weight must be given to the permitted development fallback position that exists in relation to rear dormer extensions. The development would be within the permitted development tolerances set out in Schedule 2 Part 1 Class B of the General Permitted Development Order 2015 (as amended), with the exterior of the dormer clad with tiles of a similar colour and appearance to the existing dwelling.

As significant weight must be given to this fallback position, it is considered that the dormer extension is acceptable on its merits despite the concerns over its size, massing, design and top heavy appearance.

It is considered that the proposed side extension would be a subservient and appropriately scaled and designed addition to the host property, built using a suitable palette of materials. The proposed extension would be less than half the width of the host property (in line with paragraph 6.3 of the guidance for single storey side extensions).

Paragraph 6.4 of the guidance states that to preserve the character of the street scene, single-storey extensions on corner plots should not extend beyond the established building line of the return street frontage – the proposed side extension would be well set back from this building line.

Consideration has again been given to potential permitted development fallback positions. While the proposed side extension otherwise meets the permitted development tolerances in Part 1 Class A of the GPDO, it does still require planning permission by virtue of the fact that it is a side extension fronting onto a highway, due to the property's location on a corner plot.

It is considered that the proposals would be acceptable in terms of their design and visual appearance and that where there are conflicts with LDF Policy DM1 (A) and the objectives of SPD9, these are significantly outweighed by the existence of the PD fallback position.

Residential Amenity

While the proposed rear dormer is not likely to cause any significant overlooking or privacy impacts affecting habitable rooms in neighbouring properties, due to the oblique angle between 39 Hardie Drive and the rear elevation of 1 Wheatley Gardens, while the side elevation of 1 Wheatley Gardens contains only an obscure glazed window which appears to be serving a bathroom and a window that appears to be serving a landing area within the side elevation (based on the layout of the application property), so would not impact upon amenity within habitable rooms.

The dormer is likely to allow for some additional overlooking of the garden areas to the rear of the property and, in particular, the closest neighbouring garden area at 1 Wheatley Gardens.

Very limited weight can be given to any such impacts on residential amenity owing to the permitted development fallback position explained in the previous section.

It is not considered that the proposed single storey side extension would cause any significant impacts affecting the residential amenities of neighbouring residents.

Having considered the proposals against LDF Policy DM1 (B) and the associated design guidance in SPD9, it is considered that the proposals would be acceptable in terms of residential amenity impacts and that any effects on neighbours are significantly outweighed by the existence of the PD fallback position.

Summary

For the reasons outlined above, it is considered that 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

Drawing No. A204 received 14/01/2020
Drawing No. A201 received 14/01/2020
Drawing No. A202 received 14/01/2020
Drawing No. A100 received 14/01/2020

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. Except where otherwise stated on Drawing No. A204 received 14/01/2020. 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: Chris Stanworth
Signed:
Date: 21/02/20

Authorised Signatory:
Date: