DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0231/20/HFUL
Proposal: Proposed demolition of front bay window, double garage to side and single storey extension to the rear. Construction of new 2 storey side and rear extensions to create, double garage, utility, and open plan kitchen living dining area at ground floor level. Works to first floor will create new family bathroom, master bedroom with en-suite / dressing area and bedroom.
Location: 24 Hunter Close
East Boldon
NE36 0TB

Site Visit Made: 03/06/20

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 detached property situated within a low density residential area on a corner plot at the end of a cul de sac within part of a wider residential estate at the southern edge of East Boldon.

The application proposal comprises of the demolition of a front bay window, double garage to side and single storey extension to the rear. The proposals would construct a two storey side extension to the south-west (towards the boundary with the detached dwelling at 23 Hunter Close) and to the rear of the property, along with associated works to the exterior of the property.

The proposed two-storey side extension would replicate the main roof form, with a setback of approx. 0.7 metres and a set down from the main roof. The rear roof slope of the side (south-west facing) extension would extend further to a lower point to the rear, with part of the first floor accommodation in the side extension contained within a first floor dormer feature. Set in from the south-western end of the proposed extended dwelling, a two storey dual pitched roof extension (approximately 2.7 metre rear projection) would be created, adjoining the main roof and set well down from the rear roof slope. A second two-storey rear extension of the same size and design would be added at the north-eastern end of the rear elevation.

The two-storey extension would have a red brick exterior, and the opposite side elevation and main rear elevation would also, while the proposals also involve finishing the exterior of the frontage of the existing property and the two storey rear extensions with a white coloured render. To the front, a standard ground floor window would be introduced to replace the demolished bay window feature. Amendments would also be made to the existing lean-to single storey element to the front, adapting this into a flat-roofed structure with a grey render exterior along the same footprint, before joining the proposed side extensions.

A minor tweak has been made to one of the plans on the application submission. The side south-west elevation has been updated to confirm that an upper floor glazed window, serving a dressing room, would be contained within this elevation. This had been shown on the proposed floor plans; however, the

elevation plan originally submitted had shown a blank gable. Neighbour re-notification was carried out following

Publicity / Consultations (Expiry date 25/06/20)

1) **Neighbour responses**

None received.

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

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. The main issues for consideration in the determination of this planning application are:

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

Design & Visual Amenity

Supplementary Planning Document (SPD) 9 'Householder Developments' provides detailed advice on the design of residential extensions and accords with the objectives of LDF Policy DM1, which was adopted in December 2011. Both of these documents are in line with the objectives of the National Planning Policy Framework.

The largest and most visible element of the proposals within the street scene would be the two storey side extension; however, despite its size it would not be especially prominent and would be more or less hidden within the wider street scene other than in very immediate views from the end of the cul-de-sac, owing to the location on a corner plot at the end of the cul-de-sac. Specific design guidance for two-storey extensions to semi-detached and high density detached properties is provided in section 7 of SPD9, however, this guidance is not directly applicable as the property is a low density detached dwelling. However, the more general design principles in section 3 of the design guidance are applicable to the proposal.

The proposed side extension is considered to be well designed and would appear within the street scene as a secondary and subservient addition to the host property, utilising an appropriate setback from the front wall of the property at both ground and first floor levels and with a corresponding roof form that is set below the main ridge height. While the extension will have a fairly sizeable massing, a subordinate appearance is maintained through the use of these elements of the design, and the inclusion of a 1.1 metre gap between the extension and the side boundary of the application site at the front, extending to 3.1 metres further to the rear

As stated above, the extension's prominence and visibility within the street scene would also be fairly limited to immediate viewpoints at the end of the cul-de-sac, given its location.

While the proposed two-storey side extension is wide at approximately 7.5 metres, it is not adjudged to be excessively so in the context of the host property, which currently has a width of around 10.75 metres. The width is also reasonably consistent with the width of the existing single storey double garage to this side.

In respect of the design detailing, the use of white render finishes to parts of both the existing and proposed dwelling, grey render to the single storey element to the front, and the use of brickwork in other areas is considered to be a suitable design approach, which provides a contrast that breaks up the appearance of the longer front and rear elevations in particular, and which is in keeping with the street scene's overall aesthetic, which is characterised by properties which include both brickwork and render finishes.

The ground floor window in the front elevation that will replace the bay window is considered to be an appropriate alteration. While the upper floor windows in the side extension would be longer and narrower openings that differ in appearance from the existing windows, however, this is not considered to be harmful to the character of the property or wider street scene.

It is considered that the proposed extensions would sufficiently complement the scale and proportions of the original property, and would not create an overly dominant or incongruous feature within the street scene. As a result, it is considered that the extension would convey a sensitive consideration of its surroundings and would accord with Policy DM1(A) of the South Tyneside Local Development Framework.

Residential Amenity

Given the design and location of the proposed extensions and the relationship with surrounding properties, it is not considered that the proposals would significantly impact on neighbouring residential amenity.

The proposed two storey extension will be situated towards the blank side facing gable of the neighbour at 23 Hunter Close and would not impact any outlook from the side of this property. The development would be set 1.1 metres to 4.8 metres off the side boundary (increasing towards the rear) and 7.1 metres away from 2 Ferndale Grove. The larger parts of the rear extensions (the two dual pitched roof two storey rear offshoots) have been kept away from neighbouring properties, being set well in from the end of the proposed rear elevation to mitigate potential impacts towards the rear conservatory/garden of 23 Hunter Close. The rear offshoot to the other side is set a significant distance away from the boundary with neighbouring properties at 25 Hunter Close and 2 Ferndale Grove, which does have windows facing the site, but set back a good distance from the proposed extensions.

The proposed side/rear extension would be located to the east and east/north-east of the rear garden of the closest neighbouring property at 23 Hunter Close. There may be some degree of overshadowing of the conservatory and rear garden areas in the early part of the day; however, this is only likely to be for a relatively short part of the day. The majority of the rear garden area would be largely unaffected. The outlook from the conservatory to the left may be reduced to an extent, but a good outlook from the conservatory to the rear and opposite side would be maintained across an extensive rear garden space. It is therefore considered that there would not be significant impacts on amenity in these respects.

The new side extension would have a blank side wall, other than an obscure glazed and non-opening window serving a dressing room. The rear first floor windows that would be included within the proposed extensions would be angled away from the rear garden of 23 Hunter Close and would also remain a good distance away from the rear garden of 2 Ferndale Grove. It is not considered that this would have a significant impact on the residential amenity.

In addition to the above assessment, no objections have been received from the adjoining neighbouring residents who have been notified of the proposals. It is considered that the proposal would be acceptable in relation to the impact on the residential amenities of the occupiers of the neighbouring properties, in accordance with South Tyneside LDF Policy DM1 (B) of the Local Development Framework Development Management Policies, and the associated SPD9 in this respect.

Protected Species

Regard has been given to the potential likelihood of the presence of protected species, specifically bats, in the consideration of this application. Based on the Council's Validation Checklist criteria, it is considered that there is not a high enough risk to warrant the submission of a bat survey being necessary; however, an informative note ought to be included on any permission to highlight the significance of bats as a protected species and the process to be followed in the event of bats or bat roosts being discovered on the site during the course of implementing any permission that is granted.

Summary

For the reasons outlined above, it is considered, in the site circumstances and context of this particular case, 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. AL (90) 0030 received 26/03/20
Drawing no. AL (00) 0200 received 26/03/20
Drawing no. AL (00) 0201 received 26/03/20
Drawing no. AL (00) 0220 received 26/03/20
Drawing no. AL (00) 0221 received 14/04/20
Drawing no. AL (00) 0222 received 26/03/20
Drawing no. AL (00) 0223 Rev A received 05/06/20

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 as detailed on the following plans

Drawing no. AL (00) 0220 received 26/03/20
Drawing no. AL (00) 0221 received 14/04/20
Drawing no. AL (00) 0222 received 26/03/20
Drawing no. AL (00) 0223 Rev A received 05/06/20

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 window to be created within the upper floor of the side (south-west) elevation of the property, facing towards 23 Hunter Close, 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 and 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

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: Chris Stanworth
Signed: Chris Stanworth
Date: 26/06/20

Authorised Signatory:
Date:

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