DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0502/20/HFUL
Proposal: Ground floor and first floor extension to existing gable.
Location: 2 West Drive
Cleadon
SR6 7SJ

Site Visit Made: 17/08/20

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, located on the north-east side of West Drive in Cleadon, a residential street which is characterised by pairs of two-storey semi-detached properties of a consistent character with a hipped roof construction. 2 West Drive is the last of the hipped roof properties on West Drive before meeting the junction with East Boldon Road. The eastern boundary of 2 West Drive meets the western boundary of the pitched roof semi-detached property at 9 East Boldon Road.

The street scene is characterised by two-storey semi-detached properties of a relatively consistent character, with a number of examples of two-storey side extensions, including examples close to the site at 3, 5, 7, 9 and 17 West Drive. These are predominantly hipped roof extensions of varying height, width and setback, but with a significant degree of subservience. There is also an example of a pitched gable roof extension at 3 West Drive, which was granted planning permission on balance, largely due to a significant one-third depth setback from the main front wall that significantly reduced the prominence and increased the subservience of this extension, when compared with a smaller setback from the main front wall. There are also examples of longstanding two-storey flat roof extensions which do not contribute positively to the character or appearance of the street scene along West Drive.

The application plans initially proposed to add a two-storey side extension at 2 West Drive, which would have had a pitched/gable roof that differs from the hipped roof of the host property, with a 0.44 metre setback from the main front wall at ground floor, 3 metres in width at the front, reducing to 1.35 metres at the rear due to the boundary with 9 East Boldon Road, which tapers to the rear. The proposed Site Plan initially submitted indicated that the side elevation wall of the proposed extension would have been approximately 2 metres from the boundary at the front, with the rear part of the extension set 1 metre off the boundary, parallel with the boundary, reducing in width as the boundary tapers towards the dwelling at 2 West Drive towards the rear. The existing property is predominantly brick-built, with a cream render from the bottom of the first floor window level upwards. The property has a brown tiled roof and white uPVC window frames. The original proposals would have used matching roof tiles, but the external materials would otherwise differ.

Officers raised concerns regarding the design proposal initially put forward and, following discussions, the proposals were amended. The application is determined on the basis of the amended plans received on 08/10/20.

The application proposals now seek to add a hipped roof side extension, which would be 2.25 metres in width (4 metre from the property boundary at the front of the extension, and adjoining the boundary to the rear where the boundary tapers). It would have a 1 metre set back from the existing front elevation at first floor level and 0.44 metres at ground floor level. The extension would have a hipped roof form, lowered below the main roof, and would be built of a similar palette of materials to the host.

Publicity / Consultations (Expiry date 01/09/20)

1) Neighbour responses

No representations raising comments about the proposed development were received.

One comment was received from the occupier of 11 East Boldon Road stating that the postal addresses should not contain "Cleadon, South Tyneside", but should instead state "Cleadon Village, Sunderland."

Case officer comment: The postal address given for the publicity on the application is 2 West Drive, Cleadon, SR6 7SJ which is an accurate postal address. There can be no confusion about which property the application relates to. Letters were sent to neighbouring properties with the correct postal addresses, including the property address, Cleadon, and the correct postcodes. Whether these refer to South Tyneside, Sunderland, or neither of these within the postal address is immaterial to the consideration of the planning application.

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

Guidance in the Supplementary Planning Document (SPD) 9 'Householder Developments' (at paragraph 7.2) advises that to achieve a subordinate appearance, and to minimise any terracing effect, two-storey side extensions on semi-detached properties should retain a minimum 1 metre gap between the extension and the side boundary of the application site. A 4 metre gap is provided to the front, which comfortably exceeds this, gradually reducing to the rear due to the tapering boundary. Where the extension adjoins the boundary is significantly set back. When considering the gap and the marked stagger in the building line between 2 West Drive and 9 East Boldon Road, there is no prospect of a terracing effect being created. The extension would also be subservient in terms of its height which would be set well below the main ridgeline.

The revised proposal will provide a hipped roof form that corresponds to the main dwelling and is set well below the main roof. The extension would have a narrow width of 2.25 metres that will also comfortably accord with the design guidance in paragraph 7.3 of SPD9. The revised proposal will also meet the requirement for a first floor setback of at least 1 metre in SPD9 paragraph 7.2, with a 0.44 metre setback from the main front wall at ground floor level also contributes positively to giving the extension a subservient appearance.

The application plans now show that proposal would now also utilise matching materials – a matching brick to the lower part of the dwelling, render to the upper part of the house, matching roof tiles and white uPVC frames to match the main dwelling.

It is considered that the proposal would successfully complement the shape, scale and proportions of the original dwelling, with appropriate detailing and external materials, to maintain the character of the original dwelling, in line with SPD9.

This scheme is considered to be acceptable in respect of its impacts on the visual character of the surrounding area and in accordance with Policy DM1 (A).

Residential Amenity

The proposed two storey extension would not contain any upper floor windows within the side or rear elevations. A window would be included towards the rear of the side elevation, which is not considered to have the potential to cause any harmful overlooking/privacy impacts affecting the adjoining neighbour due to the presence of the boundary fence.

The extension would come closer to the boundary with 9 East Boldon Road and the rear elevation and garden of that property; however this would have a relatively limited projection of 2.25 metres towards this neighbour, still a substantial distance away. Any effects on the outlook from the rear of the property, or overshadowing or overbearing effects towards the rear-facing habitable rooms, or the rear garden area (which can be given less weight) would not be significant.

The windows within the side elevation of 9 East Boldon Road are obscure glazed (and would appear to serve non-habitable rooms) and therefore have no outlook. The angle and distance of the extension from the neighbouring side elevation would also ensure that there would not be any significant effect on residential amenity.

It is considered that the proposed extension would not cause any significant impacts affecting the residential amenities of the closest adjoining neighbour at 9 East Boldon, or any other neighbouring properties. The proposals are considered to be acceptable in terms of residential amenity impacts and in accordance with LDF Policy DM1 (B).

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 Number 001 Rev 2 received 08/10/2020
Drawing Number 004 Rev 2 received 08/10/2020

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. 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

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: 29/10/20

Authorised Signatory:
Date:

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