DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0516/20/HFUL
Proposal: Single storey front/side/rear extension and associated internal alterations.
Location: 59 Cleadon Meadows
Cleadon
SR6 7PJ

Site Visit Made: 07/10/20

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 pitched roof detached property with an attached single storey garage to the side situated within a residential area of Cleadon. The properties on Cleadon Meadows are detached dwellings of consistent appearance, with some instances of external alterations to other properties, including side extensions and front porch extensions visible within the street scene.

The application seeks planning permission to add single storey extensions which would wrap around the front, side and rear of the existing dwelling.

At the time of the site visit the proposed development had commenced, but had only been partially completed.

Publicity / Consultations (Expiry date 09/10/20)

1) Neighbour responses

None 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 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 extension is considered to be in keeping with the host property and the street scene of Cleadon Meadows. The proposed extension to the side remains the same width as the existing garage

and is less than half the width of the property, although it will be brought forward slightly, and introducing a pitched roof to the front, which will continue as a canopy along the majority of the front elevation. The garage and canopy will only come forward by 0.7 metres (without overhang, 0.9 metres including the overhang) which is a very modest forward projection. It is considered that the proposals would remain subservient and secondary to the main dwelling and have a suitable design detailing in the context of the street scene. The development would also utilise a palette of external materials of similar appearance to the main dwelling (other than the flat roof at the rear which is not visible from the public domain).

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 side and rear extension would project 3 metres beyond the rear elevation of the existing dwelling and to the rear of the existing garage. It would be built up to both side boundaries. The extension would have a flat roof of a modest height and would extend approximately 3 metres beyond the rear elevation of the existing rear extension at the neighbouring detached dwelling at 58 Cleadon Meadows. In the site context, it is considered that this would not cause any significant impact upon the outlook from this neighbouring property, or create any other significant impacts on the residential amenities of this neighbour, as it would not be overly dominant, cause significant overshadowing, or allow for any potential for overlooking of this neighbour.

The amenity of the other adjoining neighbour to the side would not be materially impacted by the proposals as the rear extension would simply replace an existing structure of the same rear projection along this boundary.

Taking into account the factors detailed and considered above, it is not adjudged that the development would result in any significant harm to the amenity of neighbouring residents. The proposal would accord with LDF Policy DM1 (B).

Other Matters

The proposals would involve the conversion of an existing garage into a habitable room. Currently one parking space (meeting the minimum standards of 2.4 x 4.8 metres) is provided on the driveway. This would remain the case following implementation of the proposed development. At the time of the site visit there did not appear to be any pressure on on-street car parking, or parking restrictions on the street. It is considered that the proposals would have no harmful effect in terms of car parking.

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 shall be carried out in accordance with the approved plan(s) as detailed below

Drawing number 20-005 P110 rev B received 07/10/20

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.

2 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 for the proposed flat roof and roof lantern. 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: 15/10/20

Authorised Signatory:
Date:

«END»