DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0682/20/HFUL
Proposal: Single storey rear extension, new roof over garage, garage conversion, hip to gable extension, and loft conversion with dormer to the rear
Location: 81 West Drive
Cleadon
SR6 7SL

Site Visit Made: 28/09/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A, B & G)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for the construction of a single storey rear extension, a new roof over the existing side garage, a hip to gable extension, and a loft conversion including a dormer to the rear at 81 West Drive in Cleadon.

Application details state that the proposal would be constructed with brick and render walls, a concrete tiled roof, and UPVC window and door frames. The applicant has confirmed in writing that all external materials would be to match those of the existing dwelling as closely as possible. All dimensions of the proposal can be scaled from submitted drawings.

Background information

The original proposal was considered to be an unacceptable form of development. It included a proposed first floor side extension that would have had a set-back of only 0.3 metres between the front wall and the main front wall of the dwelling. It would also have been built up to the common boundary shared with 79 West Drive. Whilst there is a slight stagger in the building line, the neighbouring property 79 West Drive to which the proposed extension would have built towards, is the same house type, is capable of being extended in the same direction and is not positioned at significantly different ground levels to the application dwelling. The proposed first floor side extension would therefore have caused harmful visual terracing and so would not have complied with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 and guidance within Supplementary Planning Document (SPD) 9 'Householder Developments'.

The applicant's agent was advised of the guidance within SPD9 - where the whole width of a plot is already built up by a single storey garage, a first floor side extension built up to the boundary may be acceptable where it would not occupy more than two-thirds of the depth of the dwelling and would be located towards the rear. The applicant's agent subsequently amended the proposal by removing the first floor side extension and including a garage conversion instead with a tiled roof over the garage. It is this amended proposal which is assessed below.

All neighbours were re-notified of the amended planning application description and amended plans.

Publicity / Consultations (Expiry date 07/10/2020 & 02/11/2020)

1) Neighbour responses

None received

2) Other Consultee responses

Cleadon Village Association

None received

Assessment

The main issues relevant to the determination of this application are:

- Design and visual impact
- Impact on residential amenity
- Impact on highway safety

Design and visual impact

The proposed garage conversion, hip-to-gable roof enlargement and roof lights would be visible from the front street scene West Drive. The proposed single storey rear extension would be largely screened from the public domain, and the proposed rear dormer would be visible over a distance from Boldon Lane to the north.

Paragraph 11.10 of Supplementary Planning Document (SPD) 9 'Householder Developments' states hip-to-gable enlargements can often make a house look unbalanced and can also create a visual terracing effect within a row of dwellings where open views between dwellings are lost. It states that such extensions will only be considered acceptable where it can be demonstrated that such works would not cause significant harm to the street scene.

The hip-to-gable extension would cause unbalancing between the pair of semis which the application dwelling forms a part. However it would not unbalance the application dwelling itself. It would also not cause any visual terracing within the street scene, with adequate space being retained between the application dwelling and 79 West Drive. Although it is considered that the change in roof design would result in some harm to the uniform character of the street, this would not be significant to the extent that the application should be refused. In any case on its own a hip-to-gable extension could be undertaken under permitted development under Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The other works to the front, namely the garage conversion and the roof lights would have no unacceptable visual impacts.

Although the proposed rear dormer would be top heavy, it would only be visible from the public domain over a distance, and not from a main street scene. It would also be set in from side boundaries, set up from the eaves and set marginally down from the ridge.

Overall it is considered that the proposal (including the rear extension) would be of an acceptable scale and design. It would be subordinate in appearance and it would be constructed in acceptable materials which would be to match those of the existing dwelling as closely as possible (the applicant's agent has confirmed in writing that this is the case). A condition is recommended to control that the proposal be constructed in the materials as specified in the application. Subject to compliance with this condition it is considered that the proposal would be in keeping with the existing built form, and so would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials. It would therefore accord with adopted South Tyneside LDF Development Management Policy DM1 (A), and the associated SPD9 in relation to design and visual impact.

Impact on residential amenity

The proposed rear extension and dormer would be positioned closest to the attached neighbouring property 83 West Drive. However this neighbouring property already has a single storey rear extension

which projects a similar distance to the proposed single storey rear extension. The proposed dormer would not cause any direct overlooking of this neighbouring property. Given the nature of the proposal and the existing built form it is considered that the overall proposal would have no unacceptable impacts on the amenities of the occupies of 83 West Drive in relation to privacy, outlook and over dominance, or overshadowing.

The pitch roof over the existing garage would be positioned closest to the common boundary shared with 79 West Drive. The proposed works to the rear nearest to 79 West Drive would be the works to the roof of the existing off-shot. The main works relating to the proposed rear extension and the proposed rear dormer would be set well back from the common boundary shared with this neighbouring property. Given the nature of the proposal and the existing built form, it is considered that the overall proposal would have no unacceptable impacts on the amenities of the occupiers of 79 West Drive in relation to privacy, outlook and over dominance, or overshadowing.

There are no residential properties positioned directly to the rear. Given separation distances it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of any other neighbouring properties in relation to privacy, outlook and over dominance, or overshadowing.

It is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (B), and the associated SPD9 in relation to residential amenity.

Impact on highway safety

The proposal would have no impacts on the length of the existing driveway. It would therefore have no impacts on highway safety, and so it would accord with adopted South Tyneside LDF Development Management Policy DM1 (G).

Summary

For the reasons articulated above, the proposal would accord with development plan policy, and so it is considered to be an acceptable form of development.

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. A200 Rev B received 21/10/2020
- Drawing No. A201 Rev A received 13/10/2020
- Drawing No. A202 Rev A received 13/10/2020
- Drawing No. A203 Rev A received 13/10/2020

- Drawing No. A204 Rev A received 13/10/2020

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

Case officer: David Rogerson

Signed: *David Rogerson*

Date: 03/11/2020

Authorised Signatory:
Date: