DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0758/20/HFUL
Proposal: Single storey side extension.
Location: 40 Cleadon Meadows
Cleadon
SR6 7PH

Site Visit Made: 23/10/20

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 a mixture of modest semi-detached detached and dwellings of consistent appearance, predominantly brick built with cladding to the first floor of many frontages, with pitched tiled roofs. There are instances of various external alterations and extensions to other properties on Cleadon Meadows; including a rendered ground floor front side extension at 9 Cleadon Meadows (this appears to have been a recent application of render to the exterior of a brick built extension that was granted planning permission in 1982).

The property is a brick built detached property – the two storey element of the property 7.75 metres in width and contains cladding to the front and rear at first floor level. The property has a concrete tiled dual pitched roof. An attached flat roof garage also forms part of the original property, at the side towards 39 Cleadon Meadows. The total width of the property including the garage is 10.8 metres.

The application proposes to add a single storey pitched roof extension to the opposite side, echoing the main roof form, pitch and materials. The proposed addition would have a render exterior extend towards the return street frontage by 4.75 metres, (the return street is also part of Cleadon Meadows). The application proposal also indicate that the main dwelling, which currently has cladding at first floor above the external brickwork, would also be rendered at first floor level, replacing the cladding.

The return street frontage comprises of 41 and 42 Cleadon Meadows, a pair of semis fronting the return street, and 43 Cleadon Meadows, a detached property, which has the side elevation facing the return street, like the application property. The building line along the return street frontage is slightly staggered.

Publicity / Consultations (Expiry date 11/11/20)

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 would be a modest and secondary addition to the host dwelling. The width of the proposed single storey side extension would be less than the guideline maximum half-width standard set out in paragraph 6.3 of SPD9.

Paragraphs 3.16 and 6.4 of SPD9 advise 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. If no clear building line is easily identifiable along the side street, such extensions should seek to retain a minimum side space of 2 metres from the plot boundary.

The return street frontage consists of the side elevation of 40 Cleadon Meadows, which is set well in from the property boundary and has a substantial gap between the side elevation and an existing hedge. The proposed extension would be located in this space. The return street frontage also comprises of a pair of semi-detached dwellings, and then the side elevation of a detached property beyond this. These properties are staggered and the side elevation of 40 Cleadon Meadows is set further away from the road than these other dwellings.

As no clear building line is easily identifiable along the side street, SPD9 paragraph 6.4 advises that such extensions should seek to retain a minimum side space of 2 metres from the plot boundary, which is comfortably achieved in this case. It is not considered that the proposed side extension would appear as unduly prominent.

The proposal would utilise external materials that do differ from the existing brickwork and upper floor cladding that is the predominant material palette on properties within the surrounding area; however, it is considered that the rendering of the first floor along with a render exterior to the proposed extension would be acceptable in the immediate context and would not cause significant harm to the character and appearance of the street scene.

This proposal 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) and the objectives of the design guidance in SPD9.

Residential Amenity

The proposed side extension would be situated in a location that is away from adjacent dwellings and would not have the potential to adversely impact the residential amenities of neighbours through impacts on existing outlooks, or privacy/overlooking, overbearing/dominance, overshadowing impacts.

The development would therefore be in accordance with Policy DM1 (B) of the adopted South Tyneside Local Development Framework and the objectives of the design guidance in SPD9.

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

Proposed Front Elevation Drg No A received 14/10/2020
Proposed Side Elevation Drg No A received 14/10/2020
Proposed Ground Floor Plan received 14/10/2020
Proposed Site Plan / Roof Plan received 14/10/2020

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. Except where otherwise stated on Proposed Front Elevation Drg No A received 14/10/2020. 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

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: 14/12/20

Authorised Signatory:
Date:

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