DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0926/20/HFUL
Proposal: Single storey rear extensions with new render and windows to front
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, with a part brick/part render exterior, situated within a large plot, and within a low density residential area. The site is located on a corner plot at the end of a cul-de-sac, which forms part of a wider residential estate at the southern edge of East Boldon.

Planning permission was granted (application reference ST/0231/20/HFUL) for a proposal that comprised of the demolition of a front bay window, double garage to side, single storey extension to the rear, a two storey side/rear extension that would have extended towards the boundary with the detached dwelling at 23 Hunter Close and to the rear of the property, and finally the associated works to the exterior of the property. This proposal has not been implemented, with the application proposals put forward in this new seeking to instead add single storey extensions to the property and make other external alterations.

The application proposals involve the removal of an existing rear sun room extension and kitchen extension and the addition of a number of single storey rear extensions, which would each be flat roofed extensions with roof lanterns, comprising of:

- A lounge extension replacing the sunroom to the eastern end of the rear elevation of the main dwelling, with a 2.7 metre projection (the same as the existing sun room), render exterior;
- A family room extension to the western end of the rear elevation of the main dwelling (3.7 metre rear projection, brick exterior);
- A kitchen extension to the rear of the garage, with a 5 metre projection from the rear of the garage (2.7 metres beyond rear elevation of the main dwelling), the same projection as the existing kitchen, render exterior;
- A utility room extension (this would have a slightly lower roof than the others and would be 1.1 metre shorter in terms of the rear projection than the kitchen, with a brick exterior

The proposals also involve the rendering of the front elevation to match the existing render finish and the removal of a bay window and replacement with a standard window. The windows to the front would be changed from white uPVC to grey uPVC.

Publicity / Consultations (Expiry date 10/12/20)

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 proposed rear extensions would be secondary and subservient additions to the existing dwelling and would have no visibility within the street scene of Hunter Close and would have a neutral impact. The proposed alterations to the front of the property consist mainly of rendering the front elevation to match the render finish on the upper portion of the property and the addition of dark grey windows which would complement a light coloured render finish. In a fairly discreet corner location and in a rather mixed street scene that has a mixture of render and brickwork to the front of properties, this is considered acceptable within the site context.

It is considered that the proposed extensions would sufficiently complement the scale and proportions of the original property, and would not appear as overly dominant or incongruous features in relation to the host property or within the street scene. The alterations to the frontage of the property are also considered acceptable in the context of the street scene. The proposals 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 extensions would be relatively modest single storey extensions to the rear of a detached dwelling that is spaced well apart from neighbouring residential properties. As a result, it is not considered that the proposals would have the potential to have any significant harmful impacts on the outlook from habitable room windows of neighbouring dwellings, appear overly dominant or overbearing, or cause any significant overshadowing or overlooking/privacy impacts.

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.

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. H44a received 29/10/20
Drawing no. H44b received 29/10/20
Drawing no. H44c received 29/10/20
Drawing no. H44d received 29/10/20

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.

3 The external surfaces of the development hereby permitted shall be as detailed on the following plans and documents;

Drawing no. H44a received 29/10/20
Drawing no. H44b received 29/10/20
Drawing no. H44c received 29/10/20
Drawing no. H44d received 29/10/20
Planning application form received 29/10/20

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.

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: Chris Stanworth
Signed: Chris Stanworth
Date: 18/12/20

Authorised Signatory:
Date:

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