DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1032/20/HFUL
Proposal: Single storey rear extension
Location: 3 Station Road
East Boldon
NE36 0LD

Site Visit Made: 22/01/2021

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 DM6 - Heritage Assets and Archaeology

3 SPD9 - Householder Developments

4 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009

Description of the site and of the proposals

This application relates to a south facing semi detached dwellinghouse in East Boldon. To the rear there is a two storey projection set adjacent to the western boundary. Beyond that there are two further single storey offshoots/outbuildings. The property has a lengthy rear garden which slightly slopes to the rear. The site is set in the East Boldon Conservation Area.

This application seeks full planning permission to construct a single storey extension to the rear of the property. The extension would be attached to the eastern elevation of the two storey offshoot and would wrap around the rear of that offshoot. The outbuilding which currently adjoins the offshoot would be removed. The extension would adjoin the second outbuilding. The extension would not be attached to the main rear elevation of the host property and its southeastern corner would be chamfered. A passageway would be created between the proposed extension and the boundary with No. 4 Station Road.

Amended plans were received on 01/02/2021. These showed changes to the windows proposed to the eastern elevation of the extension: incorporating obscure glazing and raising one of the windows. Neighbouring properties were not notified of these changes, having regards to the Council's SCI, for the changes would not further impact upon residential amenity compared to what they were originally notified of.

Publicity / Consultations (Expiry date: 07/01/2021)

1) **Neighbour responses - None**

2) **Other Consultee responses - None**

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010. The main considerations are the impacts the development will have on visual and residential amenity.

LDF Policy DM1 seeks to preserve residential and visual amenity.

The proposed extension would be set 0.9m from the site's eastern boundary with No. 4 Station Road. That property itself is set 2.6m from the boundary and is set at approximately 1m lower than the host property. No. 4 has a two story rear extension and a single storey rear extension to its rear elevation. There are no windows to the western elevation of No. 4's extension. It would be set a minimum of 3.5m from that extension. Although the proposed extension would project 7m beyond the rear building line of No. 4's extension, it would be set sufficiently away from the rear elevation windows of No. 4 to be outside of a 45 degree angle on a vertical plane. Furthermore, the extension would be just 1.6m close to No. 4 than the existing two storey offshoot to the host property and would be considerably lower. No. 4 is already partially overshadowed by the two storey offshoot of the host property and it is not considered that the proposed development would increase overshadowing.

Given the above and separation distance from the proposed extension to No. 4 and its own extension, it is not considered that there would be a such a significant loss of residential amenity to that property, particularly in terms of loss of outlook, overdominance or, particularly given the orientation of the two properties, overshadowing to warrant refusal.

Two windows would be inserted into the eastern elevation of the proposed extension facing towards No.4. These would comprise of a horizontal "slot window" and a vertical "slot window". SPD9 notes that reasonable levels of privacy to neighbouring properties should be maintained and there will be a general presumption against windows in elevations on the boundary, except where they are obscurely glazed or of a high-level type (over 1.7m above floor level). The horizontal window would have a minimum window pane height of 1.7m above finished floor level and the proposed vertical window would be obscurely glazed up to a height of 1.7m above finished floor level. The height of the clearly glazed part of the windows and the obscure glazing on lower parts would prevent overlooking of No. 4. The windows would comply with SPD9 and reasonable levels of privacy would be maintained to No. 4.

The proposed extension would be partly screened from the attached neighbour, No. 2 Station Road, by the existing two storey rear projection. Whilst the remainder of the extension would be set upon the boundary with No. 2, it would have the same roof ridge height as the existing outbuilding which is set upon the boundary and would project no further along the boundary. As a result it is not considered that there would be a significant increase in harm to the residential amenity of that property, particularly in terms of loss of outlook, overshadowing or overdominance. No windows would be inserted into the western elevation and so there would be no significant loss of privacy to No. 2. Consequently there would be no significant harm to the residential amenity of that property. The proposed development would not result in any significant harm to the residential amenity of any other properties.

LDF Policy DM6 seeks to protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of the East Boldon Conservation Area and notes that planning permission will be refused if the impact of development on heritage assets is unacceptable.

The site is set within the East Boldon Conservation Area. SPD 15, the East Boldon Conservation Area Management Plan sets out that proposals involving the alteration of buildings within the Conservation Area must be appropriate in terms of scale and design. Materials must respect the age and character of the building. Proposals that are considered detrimental to the character and appearance of the building or the wider Conservation Area will be resisted. It is also noted that within the Eastern

Growth and Station Road character area, later offshoots and garages do not harm an overall sense of unity.

SPD9 sets out guidance for householder developments and states that single storey rear extensions of 3m projection to semi detached properties would be acceptable.

The proposed development would be constructed from appropriate materials which would match those of the host property and surrounding area. Its design would be subordinate to the host property and whilst of a greater projection than as set out in SPD9, would not be overly excessive in the context of the host property and so would be acceptable on balance, particularly having regard for any harm upon residential amenity as set out above. Although not visible from the front on Station Road, the extension would be visible from the rear lane. However, there have been a number of contemporary additions to the rear of properties in the vicinity, including at No. 4 Station Road, adjacent to the site, and so this addition would be considered to be acceptable. In conclusion there would be no significant harm to the character and appearance of the conservation area.

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, or the visual amenity of the conservation area. Consequently the proposal would comply with all relevant local and national planning policy; the application is therefore recommended for approval.

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

Drg No. S1 received 27/11/2020
Drg No. S2A received 27/11/2020
Drg No. S3B received 01/02/2021
Drg No. S4A received 27/11/2020
Drg No. S5B received 01/02/2021
Drg No. S6A received 01/02/2021

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.

4 Prior to the first occupation of the extension hereby permitted, the windows in the eastern elevation of the extension facing the common boundary with No. 4 Station Road shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers up to a height of 1.7m above finished floor level. The form of windows and obscure glazing shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential 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: Seán Gallagher
Signed:
Date: 03/02/2021

Authorised Signatory:
Date:

«END»