

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0015/21/HFUL
Proposal: Single storey rear sun lounge/utility room extension.
Location: 102 Front Street
East Boldon
NE36 0SG

Site Visit Made: 11/03/21; 16/04/21

Relevant policies/SPDs

- 1 DM1 - Management of Development (A & B)
- 2 DM6 - Heritage Assets and Archaeology (B – iii)
- 3 SPD9 - Householder Developments
- 4 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009
- 5 East Boldon Conservation Area Character Appraisal (2006)

Description of the site and of the proposals

The application site is located on the northern side of Front Street, East Boldon, situated on the main road that runs east-west through the heart of the East Boldon Conservation Area. The application property is unlisted and is subject to an Article 4 direction, restricting permitted development rights for sundry minor operations. A number of other properties included within the Article 4 direction also have works for extensions and alterations to dwellinghouses restricted – the omission of this particular restriction for various properties, including the application property, appears to have been deliberate at the time that the direction was made.

The East Boldon Conservation Area Appraisal (2006) identifies the historic and architectural significance of the this part of Front Street, which is part of the village core of East Boldon, with the area where the site is located being described as the most representative of East Boldon's early rural character, with an impressive collection of vernacular cottages and Georgian farmhouses. The application property itself is not specifically referred to within the Conservation Area Appraisal, nor are any specific features of the property referred to. Neighbouring 94 and 100 Front Street are listed buildings.

As the application proposal consists solely of a proposed rear extension, which would not be visible within the public domain, it is considered that the proposal would not materially affect the character and appearance of the Conservation Area. Site and press notice notification is therefore not required in this case.

Previous planning applications (ST/0855/19/HFUL & ST/0128/20/HFUL) were granted which included the erection of a two storey rear extension, a lean-to single storey rear extension replacing a conservatory (2.9 metre rear projection), rather than the 4.4 metre flat-roofed extension that is now proposed in this current application, and has been partly built-out on site, but not completed.

ST/0128/20/HFUL also included the erection of an outbuilding, which has been implemented and alterations to the front elevation of the property; however, this application relates only to the proposed single storey rear extension.

Publicity / Consultations (Expiry date 12/03/21)

1) Neighbour responses

None received.

The East Boldon Neighbourhood Forum was also notified. No response was received.

2) Consultee responses

STC Historic Environment Officer

I note that the adjoining property is Listed. As such I would like to seek clarification as to whether the proposed extension would be attached to the boundary wall. If so then LBC may be required.

The proposal would not, in my view, harm the character of appearance of East Boldon Conservation Area.

Case officer note: The application plans originally showed no gap between the extension and 100 Front Street, but have been updated to show a gap between the extension and the boundary wall of the listed property (100 Front Street), which is in line with how the extension has been built out on site.

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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. If the impact of the proposal on the Conservation Area would be neutral this would be acceptable.

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its effect on visual amenity & heritage assets;
- Impact on residential amenity;

Design/Visual Amenity/Heritage

The proposed single storey rear extension would not be visible from within the public domain and as a result would not have the potential to materially impact upon the character and appearance of the East Boldon Conservation Area when viewed from the public realm and would not any cause material harm to heritage assets within the Conservation Area, including the adjacent property at 100 Front Street.

It is considered that the proposal will thereby sufficiently preserve the character and appearance of the Conservation Area itself, thereby not constituting less than substantial harm (as defined in the NPPF) or greater to designated heritage assets within the Conservation Area, or the Conservation Area itself.

The proposed changes would therefore, on balance, be in accordance with LDF policies DM1 (A) and DM6 (iii), having regard to guidance in SPD9 and SPD15.

Residential Amenity

The proposed single storey rear extension would have a 4-metre projection from the existing rear elevation of the property. This exceeds the 3-metre projection that the SPD9 design guidance states will normally be acceptable on terraced properties. Proposals extending further to the rear than this need to be assessed on their individual merits based on the site-specific context.

The single storey extension would not result in any materially greater impact on the amenity of the occupiers of 100 Front Street than prior to the erection of this extension, as an outbuilding exists on the opposite side of the boundary that prevents any significant potential impacts on the outlook from this property, or any impacts in terms of overshadowing, dominance, or privacy.

The proposed extension would, however, create an increased projection along the common boundary with the adjacent terraced property at 106 Front Street. The proposed 4 metre extension would extend a total of 5.5 metres beyond the main ground floor rear elevation at the other adjoining dwelling at 106 Front Street, which is a significant rear projection.

Having viewed the proposals on site from the rear of both 102 Front Street and 106 Front Street, with the side elevation facing 106 Front Street having already been built out as proposed, it is considered that a good outlook is still retained from the closest ground floor rear habitable room (bedroom) window at 106 Front Street, despite the fairly significant projection along the boundary, and that the extension will not appear as unacceptably dominant. The extension does not cause any significant overshadowing due to the orientation and is not really affected by overshadowing due to the orientation, with the proposed extension situated to the north-east of this window. The extension has a blank gable facing 106 Front Street, so would not create any privacy impacts.

In the particular site circumstances of this case, it is considered that the proposed single storey extension would not unacceptably impact upon the outlook from the closest habitable room window at 106 Front Street, nor would it have an unacceptable overbearing or overshadowing impact towards this property, or have any potential for overlooking. It is therefore considered, on balance, that the proposals would sufficiently protect the residential amenities of neighbouring residents, and that the proposals would be in accordance with LDF Policy DM1 (B).

Summary

For the reasons outlined above, it is considered 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

Site/Roof Plan 1:200 Proposed Rev A received 13/04/2021

Drg No 0794/4404/499 Rev A received 24/12/2020

Drg No 1 Rev A received 19/03/2021

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.

- 2 The external surfaces of the development hereby permitted shall be as stated on Drg No 1 Rev A received 19/03/2021. 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 policies DM1 and DM6.

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: 19/04/2021

Authorised Signatory:

Date:

«END»