DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0031/21/HFUL
Proposal: Single storey extension to the rear. Change of material from facing brick to render on ground floor. Window colour changed to dark grey. Balcony on rear revised from brick & timber to glass & stainless steel.
Location: 1 Cleadon Meadows
Cleadon
SR6 7PH

Site Visit Made: 07/04/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for a single storey extension to the rear. Change of material from facing brick to render on ground floor. Window colour changed to dark grey. Balcony on rear revised from brick & timber to glass & stainless steel at 1 Cleadon Meadows, Cleadon.

The detached property is located within an established residential area of Cleadon. There are a number of trees within the curtilage of the application site, including trees that are protected by a TPO.

The application has been subsequently accompanied by a tree report, following initial advice from the tree team requesting this.

A number of internal alterations are proposed at ground floor level which includes the removal of the existing garage creating a larger kitchen area. The existing lobby would be incorporated in to the lounge area and the proposed rear extension would extend the kitchen and lounge. A new lobby would be created and would project 1m from the extended kitchen/lounge rear elevation. The proposed materials would be concrete roof tiles to match existing, white render and dark grey windows/doors.

The applicant also proposes to add white render to the all elevations at ground floor level of the main dwelling. The existing white windows are proposed to be changed to dark grey windows and the existing balcony brickwork and horizontal timber are proposed to be changed to a glazed balustrade and stainless steel handrails. The rear flag paving would also be replaced by block paving which would match the existing driveway.

Publicity / Consultations (Expiry date 21/04/2021)

1) **Neighbour responses**
   None received
2) **Other Consultee responses**
   Tree Team –
   Initial comment - The trees are in a raised bed and the position of the extension looks to be on existing hardstand. This doesn't however mean that they won't encounter roots from the trees during construction, but it reduces the likelihood. An arboricultural impact assessment and method statement/tree protection plan pre determination would be required.

Response following the submission of a tree survey by the applicant – Happy for the application to be approved.

Assessment

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

- Design of the proposal and its impact on visual amenity, including its impact on trees;
- Impact on residential amenity; and
- Highway safety

Design and Impact on Visual Amenity, including on Trees

The proposed rear extension is considered to be a suitably well designed and a subservient addition in relation to the main property. The proposal would not be visible from Shields Road but would be visible from Cleadon Meadows, however the extension would be set back 13.5m from the western boundary where Cleadon Meadows is located and therefore would not detract from the character and appearance of the street scene.

In terms of the proposed change of materials, the dwelling is in a state of disrepair and the proposed change of windows and glazing balustrade / stainless steel railing would improve the appearance of the property. The rear flag paving would also be replaced by block paving which would match the existing driveway. Many of the properties along Cleadon Meadows have been altered/extended and is therefore no uniform design, particularly in terms of the materials.

Therefore it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9

Tree cover within the curtilage of the planning application site is limited to three significant mature Sycamores, and four other smaller sub-dominant garden trees. A tree survey was submitted in support of the application showing the location of the trees with Tree Preservation Orders within the curtilage of the property. T1 is listed as 2, T2 is listed as 1 and T3 is listed as 7 within the Arboricultural Implications Assessment (AIA) and T1 is located closest to the dwelling to the rear. The AIA identified that none of the trees would need to be removed to allow the construction of the proposed extension however the retained trees may be damaged due to a variety of reasons during the construction of the extension. All retained trees are proposed to be protected during the construction process by the installation of appropriate protective fencing and maintaining the agreed construction exclusion zones as shown within Appendix 7. The tree team were re-consulted on the proposal and confirmed that they were happy with what was contained within the tree survey.

It is considered that the proposed development would be acceptable with regard to its impact on trees, and would be in accordance with Policy DM1 (C) of the South Tyneside Local Development Framework.

Residential Amenity

Policy DM1 (B) requires a development to be acceptable in relation to any impact on residential amenity.

The applicant property is located in-between Shields Road (A1018) to the east, Cleadon Meadows to the west, no. 2 Cleadon Meadows to the south and a large agricultural field to the north. The proposed development would be located to the rear of the property and therefore no residential properties along Shields Road would be adversely impacted by the proposal.

The adjacent neighbour (no. 2) hosts a garage along the side elevation which directly faces no. 1 Cleadon Meadows. The garage is set back from the front elevation and the side elevation is set back

3.75m from the common boundary shared with no. 1. The side elevation does not host any windows and the adjacent property is located slightly further west into the rear garden than that of no. 1. Taking the above into consideration, the proposed scheme at no. 1 would not adversely impact upon the adjacent neighbour in terms of loss of outlook or privacy, or through over dominance and /or overshadowing.

It is also noted that although the balustrade materials on the existing balcony are proposed to be replaced with non-obscure glazing and stainless steel handrails, this would be an acceptable form of development in terms of residential amenity as the balcony would face towards the highway and not towards any other neighbouring properties, with the addition of trees obscuring some of the view. Furthermore the adjacent neighbour would also not be adversely affected due to the position of the property (i.e. set forward, no openings in side elevation) and therefore no direct overlooking.

The other neighbouring properties adjacent to no. 1 along Cleadon Meadows are located at a far away enough distance to not be adversely impacted upon by the proposed development at no. 1.

Highways Safety

Traffic and Road Safety (as the local highway authority) have not been consulted on this proposal as although the existing garage is proposed to be removed, the driveway would still measure a minimum length of 13.5m and therefore the development is considered to provide an acceptable level of off street parking at the site.

It is considered that the development proposed would result in no material or unreasonable harm to the amenity of neighbouring residents in accordance with policy DM1(G) of the South Tyneside LDF and SPD9.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B, C and G), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the National Planning Policy Framework.

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

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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 materials for the proposed boundary treatment hereby permitted shall be as those stated on the application form (received 07/04/2021). 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 Policy DM1.

4 The development hereby permitted shall be undertaken in accordance with the scheme of tree protection as detailed within the tree survey document (reference ARB/AE/2587) by Elliott Consultancy Ltd Arboricultural Consultants received 04/05/2021, unless otherwise agreed in writing by the Local Planning Authority.

To safeguard trees during the construction of the development, in the interests of visual amenity in accordance with adopted 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: Emma Thomas
Signed: Emma Thomas
Date: 13/05/2021

Authorised Signatory:
Date:

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