DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0111/21/HFUL
Proposal: Conversion of loft into a bedroom and ensuite with rear dormer roof extension and single storey extension to the rear of the property.
Location: 9 Charlcote Crescent
East Boldon
NE36 0DT

Site Visit Made: 09/04/21

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for the erection of a single storey rear extension at 9 Charlcote Crescent, East Boldon.

Long two-storey and single-storey rear extensions (totaling 12 metres in rear projection) already exist along the boundary with 7 Charlcote Crescent. The application proposals would add a flat roofed rear extension (at 2.7 metres in height excluding the roof lantern), extending 7.5 metres beyond the main rear wall, adjoining the side of the existing extensions to create a more open plan space internally. The proposals would extend by 3 metres towards 40 The Hawthorns and 11 Charlcote Crescent to the side, in line with the width of the existing main dwelling, retaining a gap of approximately 3.3 metres from the property boundary and 3.8 metres from the neighbouring property.

The elevation, floor, site and roof plans also include a rear dormer extension, which was not included within the original application description. This application description has been amended following agreement with the applicant's agent to include the rear dormer extension (the dormer extension can also be built under permitted development rights that are available under Part 1 Class B of the General Permitted Development Order as a fallback).

Some changes to boundary treatments are also shown on the Site Plan, which could be implemented under permitted development rights under Part 2 Class A of the GPDO.

Publicity / Consultations (Expiry date 17/05/21) NB. Neighbours were re-notified following the inclusion of the proposed rear dormer (shown on the proposed plans) within the application description.

1) Neighbour responses

None received.

The East Boldon Neighbourhood Forum was also notified of the proposed development. 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 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 rear extension is considered to be a suitably designed rear extension, that would have a secondary and subservient appearance, and which would relate well to the host property in terms of its overall scale, design and massing. The location to the rear of the property means that it would have very limited visibility from within the public domain from The Hawthorns.

The proposed rear dormer extension would have greater visibility from within the public domain due to its elevated position; but is in keeping with the existing dormer at the adjacent terraced property. The dormer extension can be built under permitted development rights that are available under Part 1 Class B of the General Permitted Development Order. Significant weight therefore must be given to this fallback position, which means that the dormer extension would be built without requiring a planning application.

It is considered that the proposals would convey sensitive consideration of their surroundings, in accordance with LDF Policy DM1 (A) and the objectives of SPD9.

Residential Amenity

The proposed rear extension would have a modest height and projection in the context of existing development on this site, and would not be as high, or extend as far to the rear as the existing adjoining structures.

The proposed rear extension would be a blank elevation, with the exception of two small high level windows that would not allow any outlook towards 11 Charlcote Crescent/40 The Hawthorns, a significant improvement on the existing situation, which sees several openings facing in this direction, albeit obstructed to a degree by an existing boundary fence.

A window opening is contained within the side elevation of this neighbouring property, facing towards this proposed extension. The modest 2.7 metre height and 3.8 metre gap between the properties would ensure that an acceptable outlook from this window – this room also appears to be dual aspect, with a window facing to the rear, which would also not be significantly impacted by the proposals.

The proposed rear dormer is not considered to have any significant impacts on residential amenity and could be built utilising permitted development rights in any event.

it is considered that the proposal would not have unacceptable impacts on the amenities of the occupiers of neighbouring residents in relation to privacy, outlook and overdominance, or overshadowing, over and above the existing situation, based on the site context. It is also recognised that no objection has been received from neighbouring occupiers, in response to notification on the application.

The proposed development is considered to be in accordance with Policy DM1 (B), while having regard to the principles set out in SPD 9.

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 03 Proposed Plans received 03/02/2021
Drawing No 04 Proposed Elevations received 03/02/2021
Drawing No 05 Existing and Proposed Site and Roof Plan received 03/02/2021

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, except where otherwise stated on the planning application form received on 23/04/2021. 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.

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: 18/05/21

Authorised Signatory:
Date:

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