

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0338/21/HFUL
Proposal: Demolition of existing conservatory and construction of new single storey structure with a flat roof with green sedum roof system and external timber cladding with powder coated aluminum doors.
Location: Gable Cottage
Bridle Path
East Boldon
NE36 0PA

Site Visit Made: 14/07/21

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 residential dwelling situated on the corner of Bridle Path and Victoria Terrace in East Boldon. The property is a brick and tile built pitched roof bungalow with a two-storey gable feature located centrally within the dwelling. A timber clad dormer extension to the side of the gable has previously been added at the right-hand side of the gable (when viewed from the front), providing additional first floor accommodation.

Situated to the east is a terrace of residential properties (Victoria Terrace) of more traditional appearance, which are marginally separated from the application dwelling, whilst elsewhere within the immediate environs of the property is a variety of other types and styles of residential properties, many of these relatively modern.

The application proposals seek to remove an existing uPVC/glazed rear conservatory (4m depth; 3.3m width; 3.3m height; 2.5m eaves; 3m from the boundary with the adjacent dwelling at 18 Victoria Terrace) situated behind the left hand side of the gable feature (when viewed from the rear). This would be replaced with a timber (red cedar) clad flat roofed rear extension located centrally behind the gable feature, with a green sedum roof and large glazed openings in both the rear elevation and the west-facing side elevation that faces towards the street, with a blank elevation. The extension would have a (5m depth; 6.9m width; 3m height; 3.2m gap from the boundary with the adjacent dwelling at 18 Victoria Terrace)

Publicity / Consultations (Expiry date 02/07/21)

1) Neighbour responses

None

The East Boldon Neighbourhood Forum was also notified of the proposals. No responses were 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

At paragraph 8.1, SPD 9 acknowledges that single-storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 3 metres in respect of semi-detached houses will generally be acceptable. Any rear extensions projecting further than this must be considered on their own individual merits based on their site-specific context.

The proposal would extend 5 metres beyond the rear elevation, but is set within a large plot, and is a secondary and subservient flat roofed addition with a modest 3 metre height, situated centrally behind the two-storey gable structure. The external materials would differ from the main dwelling, although they are still considered acceptable given the scale and location of the extension, and it is recognised that a timber clad dormer already exists on the front/side at first floor level, which the external materials would tie in well with. It is considered to be an enhancement when compared with the conservatory which does not relate especially well to the host property. There would also be very limited visibility of the proposed extension from public viewpoints, with the main dwelling screening the extension from Victoria Terrace, a high boundary wall and fence above screening it from views along Bridle Path, and other buildings screening it from views along Front Street.

The proposed extension is considered to convey sensitive consideration of its surroundings in respect of its scale, massing, proportions, design detail and use of external materials and would accord with LDF Policy DM1 (A).

Residential Amenity

The position and height of the proposed extension, in relation to the adjoining neighbour at 18 Victoria Terrace is comparable to the existing extension. While the proposed extension would extend a further metre to the rear than the existing conservatory, it is not considered that this would significantly harm the outlook from the neighbouring property at 18 Victoria Terrace where there are rear facing patio doors and side facing ground floor windows. The extension is set well away from the boundary and the outlook from these windows is already considerably limited by an existing shed and high boundary treatment between the two properties. The proposed extension is not considered to cause significant overshadowing, dominance, or overbearing impacts either.

No side facing windows would be included in the side of the proposed extension facing 18 Victoria Terrace, whereas the existing conservatory currently has windows facing in this direction. This represents an improvement in respect of overlooking/privacy impacts. The rear and side facing windows in the other elevations would not overlook neighbours.

For these reasons, it is not considered that the development would have an unacceptable impact on neighbouring residential amenity, meaning that be in accordance with Policy DM1 (B), while ensuring that there is no significant conflict with objectives and design principles set out in SPD 9.

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 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 Number 1 received 25/03/2021

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.

- 3 The external surfaces of the development hereby permitted shall be as specified on Drawing Number 1 received 25/03/2021. 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 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: 30/07/21

Authorised Signatory:
Date:

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