DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0356/21/HFUL
Proposal: Extension to the front of the property to form a larger garage
Location: Meadow House
Bridle Path
East Boldon
NE36 0PE

Site Visit Made: 21/05/21

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The site to which the application relates is a semi-detached dwelling located within an established residential area. The host site is eastern facing onto Bridle Path in East Boldon. The front curtilage is enclosed by 0.75m high fencing situated along its northern and southern boundaries and is also enclosed along its front (eastern) boundary by 0.75m high brick walling. The host property features an existing front porch and canopy projection to the south side of its front (eastern) elevation with a single storey garage attached to the host's side (southern) elevation. To the north of the application property is a semi-detached dwelling (West Mill) and it is attached to the application property. The neighbour to the south is a semi-detached dwelling (Moorings) and features an existing single storey garage which is attached to the side elevation of the host's existing garage. Beyond the rear gardens of these properties are bungalows situated on Lyndon Grove. Opposite the site are red brick semi-detached properties situated on the eastern side of Bridle Path.

The proposal relates to a single storey front extension to the host property's existing garage. The proposed development will form a larger garage that will now project 0.85m further forward than the front (eastern) elevation of the host's existing porch projection.

Publicity / Consultations (Expiry date 18/05/21)

1) Neighbour responses

None received.

2) Other Consultee responses

None received.

Assessment

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 front garage extension is considered to be a suitably well designed and a subservient addition in relation to the main property. Although visible from the public domain, the proposed extension will feature materials that would match the existing property meaning it will not result in any harm to the character and appearance of the host dwelling or surrounding area. Therefore, it is judged that the overall 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 SPD9.

Residential Amenity

The proposal would not harm the amenities of the neighbours to the north, east and west, due to the level of spacing between the proposed extension and those neighbours.

Although the proposed extension will project within close proximity to the shared boundary treatment with the neighbour to the south (Moorings), a 0.2m gap will remain between the side (southern) elevation of the proposed extension and the shared boundary treatment. It must also be noted that this neighbouring property will be separated from the proposed extension due to the separation distance created by its existing side garage. Given this separation distance as well as the minimal projection of the proposed extension and its single storey nature there would be no significant impact to the amenity of the occupants of this property in terms of loss of outlook, daylight or sunlight. The proposed extension will contain no windows meaning it will not result in any harm to the amenity of the occupants of this property in terms of loss of privacy/overlooking.

It is not considered that the proposal has any potential to materially harm the residential amenity of any neighbouring occupier. Therefore, 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

It is considered that, in the site circumstances and context of this particular case, that this proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A & B), having regard to all other material planning considerations, including the design guidance in SPD9. The proposal is considered to 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

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 as detailed below:

Proposed Plans Drg No 02 received 30/03/2021

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 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.

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: James Wellwood
Date: 24/05/21

Authorised Signatory:
Date:

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