

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0763/21/HFUL
Proposal: Front extension to garage
Location: 71 Langdale Way
East Boldon
NE36 0UF

Site Visit Made: 03/09/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

The site to which the application relates is a detached dwelling located within an established residential area. The host dwelling is north facing onto Langdale Way in East Boldon. The East Boldon Conservation Area bounds the property. The front curtilage is an open area with a paved driveway to its western side. This driveway extends up to an existing pitched roof garage attached to the side (western) elevation of the host property. No. 73 Langdale Way is the adjacent neighbouring property situated to the west of the development site and features ground floor side windows which directly face this site.

The proposal relates to a single storey front extension which shall adjoin and project 3 metres from the front (northern) elevation of the host property's existing pitched roof garage.

Publicity / Consultations (Expiry date: 06/09/2021)

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
- Highway Safety and Off-Road Parking.

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 impact of the proposed development on the amenity of neighbouring occupants is an important material consideration with particular regard to No. 73 Langdale Way to the west.

The proposed extension will project above and beyond No. 73's ground floor side windows. However, the proposed extension will be single storey in nature whereby it will not project above the height of the existing garage and will not project beyond the main front building line of the host property with no side windows proposed. For these reasons, it is the view of the case officer that the proposal will not result in any significant harm to the amenity of the occupants of this property in terms of loss of outlook, overdominance, overshadowing or privacy.

The proposed extension will not result in any harm to the residential amenity of any other nearby occupants given that it will not project beyond the main front and rear building lines of the host property and will be located at a significant distance away from any common boundaries with these neighbouring properties.

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.

Highway Safety and Off-Road Parking

The proposed development will reduce the existing driveway length to the front of the host property. However, an acceptable driveway length will remain to the front of the host property where a vehicle can continue to be parked without affecting the public footpath. Therefore, the proposal would be acceptable in terms of highways safety and would be in accordance with LDF Policy DM1 (G).

Summary

It is considered that the development would be in accordance with LDF Policy DM1 (A, B 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 plans as detailed below:

- Proposed Plans (Drg No. LW-71-03-p) received 20/07/2021
- Proposed Elevations (Drg No. LW-71-04-p) received 20/07/2021

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: 09/09/21

Authorised Signatory:

Date:

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