

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0823/21/HFUL
Proposal: Single storey front reception room extension.
Location: 59 Fareham Grove
Boldon Colliery
South Tyneside
NE35 9NF

Site Visit Made: 25/08/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

This application relates to a northeast facing semi detached dwellinghouse in Boldon Colliery. To the side there is a two storey extension, the first floor of which is set back from the ground floor, which contains a garage. There is a driveway to the front of the garage. There is a porch which projects from the main (original) front elevation of the property.

Full planning permission is sought to construct a single storey front extension to the front of the garage to "square off" with the porch.

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

1) Neighbour responses

None

2) Other Consultee responses

None

Assessment

The main considerations are the impacts the development will have on visual and residential amenity, and highway safety.

The property has been previously extended above the garage and to the rear. These works were approved under planning application referenced ST/0451/11/FUL.

SPD9 provides guidance on householder developments and states that in the case of terraced and semi-detached houses, front extensions should not normally project forward from the original dwelling by more than 1.4 metres and side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour.

The proposed extension would project 1.8m beyond the front elevation of the side extension (which is set back from the principal elevation of the dwelling) and would project 1.3m beyond the main front elevation of the host property so that its front elevation would be in line with that of the existing porch. Given this minimal increase in projection, which would be in line with the guidance as set out in SPD9, it

is not considered that there would be significant harm to the visual amenity of the area. The design of the porch with a pitched roof and materials to match the existing dwelling and would be acceptable.

Given the location of the extension, it is not considered that it would result in significant harm to the residential amenity of any neighbouring properties. Although a window would be included in the northwestern side elevation of the proposed extension this would not face directly into No. 60 Fareham Grove and would overlook the front garden of that property, which is open and affords very little privacy as existing. Consequently, it is not considered that a condition to require that window to be obscurely glazed is necessary.

A driveway of 5.8m would be retained at the site and so there would be adequate car parking provision despite the loss of the existing garage. Therefore, there would be no significant harm to highway safety.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, or the visual amenity of the area. Consequently, the proposal would comply with all relevant local and national planning policy; the application is therefore recommended for approval.

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

Drg No. 0796/0952/931 received 28/07/2021
Proposed Site / Roof Plan received 28/07/2021

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: Samantha Gallagher

Signed: S Gallagher

Date: 13/09/2021

Authorised Signatory:

Date:

«END»