DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0843/21/HFUL
Proposal: Demolish existing single storey rear conservatory and side extension. Construct new single storey side and rear utility, shower room, snug, kitchen and family/dining room extension with flat roof and 3No. pitched glazed lanterns. Off white render to house and extension.
Location: 35 Morris Crescent
Boldon Colliery
NE35 9DY

Site Visit Made: 14/09/2021

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 semi-detached dwelling located within an established residential area. The host dwelling is south facing onto Morris Crescent in Boldon Colliery. The host property features a paved driveway to the western side of its front curtilage. This driveway extends up to an existing single storey extension attached to the host property's side (western) elevation. To the rear, there is an existing conservatory which adjoins the eastern side of the host property's rear (northern) elevation. The rear garden is enclosed by 1.8m high close boarded fencing. No. 37 Morris Crescent adjoins the host dwelling to the east of the development site and No. 33 Morris Crescent is the adjacent neighbouring property situated to the west of the development site.

The proposal relates to side and rear extensions which shall adjoin each other to form an 'L' shaped extension. The proposed extension to the side of the host property will adjoin and project approximately 2.4 metres from the side elevation of the host property. This extension will replace the existing side projection and will feature 2no. pitched glazed lanterns to its flat roof. The proposed extension to the rear of the host property will adjoin and project approximately 3 metres from the rear elevation of the host property. This extension will incorporate French doors and a window to its rear (northern) elevation as well a large pitched glazed lantern to its flat roof. The proposal also relates to an external alteration to the main dwelling whereby white render will be applied to its external walls.

Publicity / Consultations (Expiry date: 16/09/2021)

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 external alterations and extension to the side of the host property will be visible from the public domain. The proposed development therefore should have particular regard to the character and appearance of the surrounding area.

The design of the proposed extensions to the side and rear of the host property are considered to be of an appropriate scale and mass to the main dwelling. The proposed side extension would measure approximately 2.4 metres wide meaning it would measure less than half the width of the original dwelling in line with the Council's design guidance (SPD9: paragraph 6.3). The projection of the proposed extension to the rear of the host property at approximately 3 metres in depth will meet the length that is ordinarily considered to be appropriate in the Council's design guidance for semi-detached houses (SPD9: paragraph 8.1). The surrounding area is characterised by varying extensions to the side and rear of properties and the proposed extensions have been designed in accordance with the Council's guidance set out in SPD9. Therefore, it is not considered that the proposed extensions would significantly detract from the character and appearance of the main dwelling or the surrounding area to such an extent that would sustain recommendation for refusal. Regards must also be had to what could be constructed under permitted development rights at the property.

Although the proposed use of external off-white render for the main dwelling and extensions is not in keeping with the main dwelling, the painting of the render an off-white colour would not require the consent of the Local Planning Authority. Therefore, given this fall back position the proposed work is considered acceptable. The proposed 'dark grey' fiberglass flat roof is not in keeping with the main dwelling. However, the surrounding area is characterised by flat roofed offshoots covered with either dark green/grey felt, grey fibreglass or dark grey/black paint and there would only be 0.04 to 0.05 metres of the material visible when viewed in the context of the street scene due to the nature of the flat roof. As such, it is considered that the proposed 'dark grey' fiberglass would appear sympathetic to the visual amenity of the local area. Additionally, when combined with the proposed extension works, the use of the fiberglass roofing will be an attractive modern addition to the host dwelling that will help to enhance the overall design of the existing property. Therefore, the proposed fiberglass flat roof is not considered to be that harmful to the visual amenity of the area to warrant a refusal of the application. It must be noted that LDF Policy DM1 only seeks to ensure that development is sympathetic, it does not require development to be an exact match.

On balance, it is considered that the whole proposal is acceptable in terms of its design and local visual amenity meaning it 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. 37 Morris Crescent to the east and No. 33 Morris Crescent to the west.

No. 37 will experience no impact from the proposed extension to the side of the host property due to the work taking place on the opposite side of the property as to which this property is situated meaning there will be no loss of light, outlook or privacy. The proposed extension to the rear of the host property will project up to and along the shared boundary with No. 37 and will replace the existing rear conservatory. As a result, the proposed extension will be raised above the height of the shared boundary treatment with the proposed extension visible from the rear garden area and rear patio doors of No. 37. However, given that the proposed extension will be of only one storey in height and will not project significantly

above or beyond the existing conservatory it is considered that 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 rear extension will contain no windows that provide any direct views of any of No. 37's habitable windows or rear garden area meaning it will not result in any harm to the amenity of the occupants of this property in terms of loss of privacy/overlooking.

The proposed extension to the side/rear of the host property will project up to the shared boundary with No. 33 and will be visible from the side/rear curtilage of this property. However, given its single storey nature and given that it would not extend significantly above or beyond the host property's existing side extension with no side windows proposed it is considered that there would be no significant impact to the amenity of the occupants of this property in terms of loss of outlook, daylight, sunlight or privacy.

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 result in a small reduction to 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:

- Existing and Proposed Plan (Drg No. 0750 6681 955) received 02/08/2021
- Amended Proposed Plans (Drg No.1) received 17/09/2021
- Proposed Site-Roof Plan received 02/08/2021

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 facing materials to be used to carry out the development hereby permitted shall be as those stated upon the amended proposed plans (Drg No.1) received 17/09/2021, 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 Your attention is drawn to the Party Wall Etc. Act 1996 which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:
https://www.gov.uk/party-wall-etc-act-1996-guidance

Case officer: James Wellwood
Date: 17/09/21

Authorised Signatory:
Date:

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