DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0957/21/HFUL
Proposal: Demolish existing single storey rear offshot and construct new single storey rear kitchen extension with 2no. rooflights. New side window and alteration of existing side window. (Resubmission of previous permission ST0444/21/HFUL - retaining a side gate)
Location: Cemetery Lodge
Dipe Lane
West Boldon
NE36 0PW

Site Visit Made: 04/06/21

Relevant policies/SPDs

1 DM1 (A & B) - Management of Development
2 SPD9 - Householder Developments

Description of the site and of the proposals

Cemetery Lodge is a brick and slate built detached property, situated on the south side of Dipe Lane in West Boldon, located at the approach to the Boldon Cemetery, which appears to have previously been linked to the cemetery grounds, which are located to the south of the application site.

To the west of the application property is an open grassed area. Opposite the road to the east of the site is 22 Dipe Lane, the closest of the residential properties that form part of what appears to be the former chapel. Opposite Dipe Lane to the north are properties on Hamilton Terrace.

Planning permission has already been granted in 2021 (application reference ST/0444/21/HFUL) for an application proposing to replace an existing slate and corrugated plastic roof extension to the rear of the kitchen, which has a 1.5 metre rear projection and incorporates a store cupboard and porch. If that permission were to be implemented, this would be replaced by a lean-to hipped roof rear extension, which would extend to the rear boundary of the property, a 3.6 metre rear projection. The extension would be built with a palette of materials to match the host property (red brick walls, slate roof, black rainwater goods and fascias, white uPVC frames), with two dark grey rooflights in the roof slope. The ground floor side elevations would include two windows (in lieu of one existing window) and double doors (in lieu of a single existing door).

This new application is of a similar character and description to the previous proposal, instead seeking to build a smaller extension, which would be kept 1.35 metres away from the boundary of the property. The rear of the property fronts Dipe Lane, so the proposal would extend forwards towards the street scene of Dipe Lane, remaining behind the existing boundary wall and pillar to the perimeter of the site fronting Dipe Lane, which would remain in place.

Publicity / Consultations (Expiry date 04/11/21)

1) **Neighbour responses** (none received)

2) **Other Consultee responses**

None

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 and Impact on Visual Amenity

While larger in both terms of maximum height and the length of the rear projection, than the existing rear extension that would be replaced, the proposed single storey rear extension is considered to be a modest, secondary and subservient addition to the host property. While the height of the proposed rear extension would be higher than the existing rear extension, it would not be any higher than the existing outbuilding that is also located within the rear garden area and visible along Dipe Lane. The form, design detailing and external materials used in construction of the extension would deliver an extension that relates better to the host property than the existing rear extension, enhancing the character and appearance of the property (in a similar manner to the slightly larger extension approved under ST/0444/21/HFUL).

As the property is a detached property which is unique in the context of the immediate surroundings, and as there is no established building line, it is not considered that the projection of the extension, which would remain set back behind the existing 1.8 metre high boundary wall fronting Dipe Lane, would be harmful to the established character of the street scene along Dipe Lane.

The proposed extension is considered to convey sensitive consideration of its surroundings, in accordance with LDF Policy DM1 (A).

Residential amenity

The application property is a detached dwelling, set a sufficient space away from other residential properties on Dipe Lane and Hamilton Terrace to ensure that there would not be any material adverse effects on the residential amenity of neighbouring occupiers.

The proposal would accord with LDF Policy DM1 (B).

Summary

For the reasons outlined above, it is considered, in the site circumstances and context of this particular case, 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

1:200 Site/Roof Plan - Proposed received 14/09/21
Drg No 0795/7566/849 received 14/09/2021
Drg No 0795/7566/850 received 14/09/2021

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, except for the dark grey rooflights referred to on Drg No 0795/7566/849 received 14/09/2021. 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 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: 05/11/21

Authorised Signatory:
Date:
«END»