

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1041/21/HFUL
Proposal: Removal of existing conservatory and add single storey extension along the length of the rear of the property
Location: 68 Cleadon Lea
Cleadon
SR6 7TG

Site Visit Made: 16/12/2021

Relevant policies/SPDs

- 1 DM1 - Management of Development (A and B)
- 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 western facing onto Cleadon Lea in Cleadon. The host property features a large paved driveway to the south side of its front curtilage. This driveway extends up to a large existing pitched roofed garage attached to its side (southern) elevation. To the rear, there is an existing conservatory extension which adjoins the north side of the host property's main rear (eastern) elevation. The rear garden is enclosed by approximately 1.8 metre high close boarded fencing. No. 69 Cleadon Lea is the adjacent detached property situated to the north of the development site. This property features a large paved driveway to the south side of its front curtilage which extends into its rear curtilage and runs up to a large existing single storey garage. This garage and driveway are situated adjacent to the host property's side (northern) boundary.

The development proposed is to construct a single storey lean-to pitched roofed extension in lieu of the existing conservatory that will adjoin the host property's main rear elevation. The extension will span across the entirety of the host property's main rear elevation with a small section of the extension projecting to the north a further 0.7 metres beyond the side (northern) elevation of the host property. The proposed development will measure approximately 10 metres in length and will project approximately 4 metres from the main rear elevation of the host property. The proposed development will incorporate bi-folding doors and windows to its rear (eastern) elevation. The proposed materials used in the construction of the extension will match those on the existing dwelling.

Publicity / Consultations (Expiry date: 27/12/2021)

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

Design/Visual Amenity

The proposed extension will have a minimal impact on the character and appearance of the host property and surrounding area. Its rear projection, at approximately 4 metres in depth, will meet the length that is ordinarily considered to be appropriate in the Council's design guidance for detached houses (SPD9: paragraph 8.1). Although a small section of the extension will be 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. As such, for the above reasons the proposed extension is considered to be suitably well designed and a subservient addition in relation to the main property. Therefore, it is judged that the extension would convey sensitive consideration of its surroundings, while 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. 69 Cleadon Lea to the north.

The proposed development will contain no side windows and will be single storey nature, whereby it will not project significantly above the height of the host property's existing conservatory or significantly beyond its rear elevation. As such, for these reasons and given the separation distance created by No. 69's driveway, it is not considered that the proposed development would significantly affect the amenity of No. 69 through any overbearing, dominance or overshadowing effects, or significantly impact on the outlook or privacy of this property.

The proposed development will not result in any harm to the residential amenity of any other nearby occupants given that it 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.

Summary

It is considered that the development would be in accordance with LDF Policy DM1 (A and B), 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 Plans (Drg No. 0001D) received 14/10/2021
- Proposed Site Plan received 10/11/2021

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: 27/12/21

Authorised Signatory:

Date:

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