

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1145/21/HFUL
Proposal: Two storey extension to side/rear. Existing rear bifold door frames changed to grey.
Location: 25 Range View
Whitburn
SR6 7FA

Site Visit Made: 20/01/2022

Relevant policies/SPDs

- 1 DM1 - Management of Development (A, B and G)
- 2 SPD9 - Householder Developments
- 3 LDF CS EA1 - Local Character and Distinctiveness
- 4 LDF CS EA2 - The Coastal Zone
- 5 LDF CS EA3 - Biodiversity and Geodiversity

Description of the site and of the proposals

The application site (25 Range View) is a detached dwelling situated on the northern edge of a modern residential development to the eastern side of Mill Lane, Whitburn. A large residential property (26 Range View) is situated to the east of the application site, with the rear elevation of no. 26 Range View located slightly further to the rear than number 25. To the west of the application site, is a small terrace of narrower residential dwellings, with 24 Range View sharing a boundary with the application site. Each of these properties having north facing rear elevations and substantial rear garden areas. An area of open space is located to the rear of the properties.

Planning permission is sought for a two storey extension to side / rear extension which would project 4.2m from the rear elevation of the existing ground floor garage/first floor bedroom and would project beyond the rear offshoot by 1.085m. Internally part of the existing garage would be converted to a utility room. The flat roof height would be located just above the eaves height of the existing two storey rear extension. The rear elevation would host 2. no large windows and the extension would be finished in render. The existing rear bifold door frames are proposed to be changed to grey. Also proposed is a door along the existing side elevation creating a new access to the utility room.

The original proposal submitted by the applicant included a single storey rear extension attached to the rear elevation of the two storey extension, however plans were subsequently amended and this element of the proposal was removed and the neighbours were re-notified. The description was also later amended omitting the reference to the single storey rear extension. An additional re-notification was not considered necessary as the amended plans showed the omission of the single storey extension.

The permitted development rights restriction for the housing estate only relates to a restriction on new boundary treatments under Schedule 2 Part 2 Class A of the General Permitted Development Order, restricted by condition 5 of application ST/0938/14/FUL. Other permitted development rights are not restricted.

Relevant Planning History

Reference: ST/0930/20/HFUL

Description: Conversion of loft space to form habitable room incorporating rear hip to gable including 3no. Velux roof lights to the rear & 3no. Velux windows to the front.

Decision: Permission Granted with Conditions

Date: 07/01/2021

Reference: ST/0880/20/HFUL

Description: Single storey extension to side and rear. Existing rear bifold door frames changed to grey

Decision: Permission Granted with Conditions

Date: 09/12/2020

Publicity / Consultations (Expiry date 01/03/2022)

1) Neighbour responses

Objection received from 26 Range View in response to the initial plans –

- Objecting to the single storey element of the scheme.
- Loss of Light and Overshadowing – No. 25 Range View is 35cm higher than our property and the dividing fence between both properties is 1.45m high (on their side) not the 1.8m as per their proposed plan drawings. The shadow from the proposed extension would cast a 4-meter shadow into our garden. Given the north facing aspect of our garden losing additional sunny areas of our outside space is really unacceptable.
- Visual Amenity and Devaluation - Whilst I appreciate the value and quality of views can be subjective, in my opinion these views were a clear selling tool in the marketing and valuation of our property given it was clearly referred to in the property details and 10% of the photographs were of the Windmill.
- Dispute of materials and clarification sought - brick or render of the wall facing towards the garden of no. 26?

Officer comment – With regards to the dispute of materials, the wall facing towards the gardens of no. 26 was part of the single storey rear extension which has now been removed from the scheme.

Following re-notification no further comments were received from no. 26 following the neighbour re-notification

Whitburn Neighbourhood Forum - No representations received

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;

- Impacts on the Green Belt;
- Impact on environmental assets;
- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity; and
- Highways

Green Belt

The site is located within the South Tyneside Green Belt. Policy EA1 seeks to protect and enhance the openness of Green Belt. The existing dwelling was built as part of a scheme for the erection of 42 dwellings, granted planning permission under application reference ST/0938/14/FUL. The approved scheme was considered to be a redevelopment of previously developed land, and was permitted as an exception set out within Green Belt policy in the NPPF, meaning that the development was not considered to be inappropriate development within the Green Belt. The proposed extension within this application are not considered to constitute a disproportionate addition over and above the size of the original building. This application proposal can therefore be permitted as an exception set out within Green Belt policy in the NPPF (paragraph 149), meaning that the development would not constitute inappropriate development within the Green Belt. It is considered that the proposal would not materially harm the openness of the Green Belt, or the purposes of including land within it.

Environmental Assets

The application site is situated within an area designated 'Undeveloped Coast' (referred to in Policy EA2), albeit within an area that itself has been previously developed to which policy EA2 refers. The Undeveloped Coast is a major environmental asset and a corridor for biodiversity, open space, leisure and tourism. A Local Wildlife Site (LWS) is situated to the east, which is an area of heavily grazed pasture land on the coastal plain. An area designated as the Northumbria/Durham Coast SSSI/SAC is situated approximately 500 metres to the east. Policy EA3 seeks to optimize conditions for wildlife and to secure and enhance the integrity of designated sites and maintain biodiversity interests. Given the nature and scale of the application proposals, it is not considered that the development would have the potential to materially impact upon the natural environment, including the Undeveloped Coast, LWS or SSSI/SAC areas.

Design/Visual Amenity

The addition of the proposed two storey rear/side extension is considered be acceptable in terms of its scale and design and is not considered to detract from the character of the host property. The works to the rear of the property would not be visible within the street scene of Range View, but the rear elevation could be seen when travelling south along Mill Lane. However, it is considered that this would not detract from the character and appearance of the street scene of Mill Lane.

The two storey rear extension would host a flat roof which would not match the existing dwelling or existing rear extension, however a number of the properties within Range View host either a single storey or two storey flat roof rear extension / offshoot so the addition of a flat roof at no. 25 would not detrimentally impact the character of the dwelling or estate.

The application also proposes to change the existing rear bifold door frames from white to grey and drg no. 010 Rev C (received 10/02/2022) states that all new external door/window frames would be anthracite grey upvc. The walls would be rendered to match the existing property; all of which are considered to be acceptable.

This scheme is considered to be acceptable in respect of its impacts on the visual character of the surrounding area and in accordance with Policy DM1 (A).

Residential Amenity

Due to the set back of the rear elevation of no. 24 from the rear elevation of no. 25 Range View and that the proposed two storey extension would be set back 7.6m from the common boundary in-between no. 24 and 25, it is considered that the proposed extension at no. 25 Range View would have no adverse impact upon the neighbour to the west in terms of loss of privacy, outlook, over-dominance and over-shadowing.

No. 26 Range View (the adjacent neighbour to the east) objected to the proposals as originally submitted, but only in relation to the single storey element of the proposal as they believed it would block sunlight into their rear garden. The plans were amended and the single storey element was removed from the scheme. No further comments were received from the occupiers of no. 26 Range View following the re-notification to neighbours of the amended planning application. The side elevation of the proposed extension facing no. 26 Range View would not project any closer towards no. 26 than the existing side elevation which is set back 0.95m from the common boundary. No. 26 also does not host any side elevation windows facing no. 25 and the rear elevation of the proposed extension would only project marginally beyond the rear elevation of no. 25 and would not appear as overly dominant. Therefore, it is considered that the proposed development would have no adverse impact on no. 25 Range View in terms of loss of privacy, outlook, over-dominance and over-shadowing.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

Highways

The rear section of the existing garage is proposed to be converted to provide a utility room which would reduce the inner garage length by around 2.1m. Although this prevent the garage from being used for the parking of a vehicle, the existing driveway would not be altered and would still accommodate at least 2 no. parked cars. It is also considered that the conversion of a garage would not require planning permission for this property. Due to the retained existing in curtilage car parking provided, the Council's Traffic and Road Safety Team (as local highway authority) have not been consulted on the application.

It is considered that the proposal would be in accordance with adopted South Tyneside LDF Development Management Policy DM1 (G).

Conclusion

Overall, it is considered that the proposal would accord with development plan policy, and so it would be an acceptable form of development.

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. 010 Rev C - Received 10/02/2022
Drg No. 002 and 003 – Received 10/02/2022

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 materials for the proposed extension hereby permitted shall be as those stated on drawing no. 010 Rev C (received 10/02/2022). 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 policies 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

List of approved plans for standard note

Case officer: Emma Thomas

Signed: *E. Thomas*

Date: 03/03/2022

Authorised Signatory:

Date:

«END»