

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0111/22/HFUL
Proposal: Development to include flat roof extension with lantern rooflight to rear extending 4000mm from existing elevation, max extension height 3145mm and introduction of 2No. velux rooflights into existing roof to allow natural light into storage space.
Location: 117B Front Street
East Boldon
NE36 0SA

Site Visit Made: 22/03/22

Relevant policies/SPDs

East Boldon Neighbourhood Plan – Adopted December 2021

- 1 EB3 – Design
- 2 EB4 – Heritage Assets

South Tyneside LDF

- 1 DM1 - Management of Development (A & B)
- 2 DM6 - Heritage Assets and Archaeology (B – iii)
- 3 SPD9 - Householder Developments
- 4 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009
- 5 East Boldon Conservation Area Character Appraisal (2006)

Description of the site and of the proposals

The application proposal seeks to add a single storey rear extension to the rear of an infill 1960s terraced property, situated on the southern side of Front Street in East Boldon (within the East Boldon Conservation Area), close to the crossroads with Boker Lane, Bridle Path and Western Terrace. The application also proposes to add a single rooflight to both the front and rear roof slopes of the property.

Publicity / Consultations (Expiry date 22/04/22)

1) Neighbour & Site/Press Notice responses

None received.

The East Boldon Neighbourhood Forum was also notified. No response was 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special

attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. If the impact of the proposal on the Conservation Area would be neutral this would be acceptable.

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its effect on visual amenity & heritage assets;
- Impact on residential amenity;

Design/Visual Amenity/Heritage

The proposed rear extension would not be visible from within the public domain and as a result would not have the potential to impact upon the character and appearance of the East Boldon Conservation Area.

The proposed rooflight situated within the front roof slope would be visible from within the public domain in views along Front Street. 117A & 117B Front Street are identified within the East Boldon Conservation Area Character Appraisal as 1960s infill replacing an early farm building. The Character Appraisal highlights that the property uses render and concrete pantiles where red-brick, Welsh slate and chimneys would have better reflected the character of this side of the street.

The installation of a single proposed rooflight of a modest size to the front (which the section plan submitted as part of the application submission indicates would be flush with the roof slope), is not considered to cause any material harm to the character and appearance of the property or the wider Conservation Area, given that the property is a modern infill development that is not subject to any Article 4 directions, and which does not reflect the wider character of this part of the Conservation Area; and as a number of other rooflights, varying in terms of their size and location, already exist on adjoining properties on this side of the road. In this context, the installation of the proposed rooflight is considered to have a neutral effect on the character and appearance of the Conservation Area.

The proposed rooflight to the rear would not be easily visible within the Conservation Area and is also considered to have a neutral effect on the character and appearance of the Conservation Area.

The proposed development is therefore considered to be in accordance with the relevant policies of the East Boldon Neighbourhood Plan, including policies EB3 (Design) and EB4 (Heritage Assets), LDF policies DM1 (A) and DM6 (iii), having regard to guidance in SPD9 and SPD15 (including CA-EB1 'New Development' and CA-EB3 'Alterations to Buildings' which require new development and alterations in the East Boldon Conservation Area to protect, preserve or enhances its character and appearance). Given the site circumstances, it is considered that the proposals are appropriate in terms of their scale, nature and design and would not be detrimental to the character and appearance of the heritage asset (East Boldon Conservation Area), or individual heritage assets within the Conservation Area.

Residential Amenity

The application site is a terraced property. Both this and the adjoining property to the east at 117A Front Street have ground floor bay window features to the rear. The proposal would construct an extension with a 4m projection beyond the existing bay windows at both 117B & 117A.

The adjoining property to the west at 119 Front Street already has a substantial two storey outrigger of a comparable rear projection to this application situated to the rear, with a substantial single-storey extension beyond this, meaning there is no potential for this proposal to affect the neighbouring residential amenity of occupiers of this property.

The proposal extends beyond the 3-metre projection that the Council's adopted design guidance in SPD9 states will ordinarily be acceptable. Proposals for rear extensions beyond this depth must be considered on their individual merits, having regard to the site-specific circumstances.

While there would be a projection of an additional 1 metre beyond the design guidance, with the introduction of a solid wall of 3.145 metres in height along the joint boundary with 117A Front Street (replacing an existing boundary wall with fence above that stands at around 1.8 metres in height), there are a number of factors that limit the impact the extension would have on the amenity of the occupiers of the rear habitable room in this neighbouring property, which weigh in favour of the proposals.

The rear window at 117A Front Street (which is assumed to serve a habitable room for the purpose of this assessment) is set a fair distance from the boundary. It is an opening with a wide aspect. When the existing height of the existing boundary treatment is accounted for, it is considered that the additional height of the proposed extension, for the additional 1 metre projection beyond the 3 metres that SPD9 states will ordinarily be acceptable, would not significantly harm the outlook from the neighbouring rear window, or that the extension would appear as unacceptably dominant or overbearing that would be significant enough to warrant refusal of the application on residential amenity grounds.

Due to the overshadowing already caused by the two-storey rear offshoot at 119, any overshadowing impacts also would likely be partly mitigated by the existing two storey rear offshoot at 119 towards the end of the day.

No side facing windows are proposed and it is not considered that the development would create any unacceptably harmful overlooking impacts affecting neighbouring residential amenity or privacy.

It is also recognised that no objections have been raised on residential amenity grounds in response to notification on the proposals.

It is considered that the proposals would therefore be in accordance with East Boldon Neighbourhood Plan Policy EB3 (Design), Policy DM1 (B) of the adopted South Tyneside Local Development Framework, and the objectives of the design guidance in SPD9.

Summary

For the reasons outlined above, it is considered 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

Proposed First Floor and Roof Plan Drg No 0122 - 11 Rev A received 10/02/22
Proposed Front and Rear Elevations Drg No 0122 - 13 Rev B received 10/02/22
Proposed Ground Floor Plan Drg No 0122 - 10 Rev B received 10/02/22

Proposed Loft Plan Drg No 0122 - 12 received 10/02/22
Proposed Side Elevation Drg No 0122 - 15 Rev A received 10/02/22
Proposed Site Layout Plan Drg No 0122 - 16 received 10/02/22
Proposed Typical Section Drg No 0122 - 14 Rev A received 10/02/22

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 proposed extension hereby permitted shall be as stated on the planning application form received 10/02/22 and Proposed Front and Rear Elevations Drg No 0122 - 13 Rev B received 10/02/22. 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 and DM6.

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

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: Chris Stanworth

Signed: Chris Stanworth

Date: 26/4/22

Authorised Signatory:

Date:

«END»

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