DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0134/22/HFUL
Proposal: Conversion of part garage to kitchen and blocking up 2 No, garage windows. Replacement of existing lounge sliding doors with a window. Replacement of existing dining window with French doors.
Location: 25 Hunter Close
East Boldon
South Tyneside
NE36 0TB

Site Visit Made: 21/03/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

3 East Boldon Neighbourhood Plan (EB3)

Description of the site and of the proposals

25 Hunter Close is a detached dwelling located in East Boldon. The property lies to the eastern end of the cul de sac and has neighbouring properties to the north and south. The rear of the property is visible from Ferndale Grove to the east.

Planning permission is sought to change the fenestration in the existing (east) rear extension and side (north) elevation. The proposed plans show that a window will be swapped with a patio door and vice a versa to the rear elevation, and 2 no ground floor windows will be bricked up to the north elevation. Internal alterations are proposed which include conversion of part of the garage to form a kitchen.

Publicity / Consultations (Expiry date 01/04/2022)

1) **Neighbour responses**
None

2) **Other Consultee responses**
None

Assessment

Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies and all other material planning considerations, including representations received, it is considered that the main issues for consideration are the impact upon on visual amenity; and the impact on residential amenity

Impact upon Visual Amenity

Part 12 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment.

Policy DM1(A) of the South Tyneside LDF seeks to ensure new development is appropriate for the host building.

SPD9 (House Holder Developments) of the South Tyneside LDF provides guidance in respect of householder developments.

Policy EB3 (Design) of the East Boldon Neighbourhood Plan seeks to conserve local distinctiveness and encourages a high quality of design in new developments.

Given the nature of the proposal, the development would not be highly visible from the public domain. The footprint of the dwelling will remain unchanged, with just alterations to the fenestration proposed. It is considered that the proposed revised openings would be in keeping with the character of the host property. The proposed internal alterations do not require planning permission and cannot be assessed as part of this application. It is considered that the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9; and EB3.

Residential amenity

Parts 12 and 15 of the NPPF, require that a good standard of amenity for existing and future users be ensured. In line with this, Policy DM1(B) of the South Tyneside LDF seeks to protect residential amenity of neighbours from harmful impacts from development.

Given the orientation of the existing extension in relation to neighbouring properties there would be no loss of privacy, overbearing or overshadowing impacts created to the detriment of these dwellings as a result of the works proposed.

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) and EB3.

Other matters

The proposed works do not require planning permission, falling within permitted development set out under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted development) (England) Order 2015 (as amended). This forms the fall back position and must be given significant weight in the determination of this proposal.

Conclusion

It is considered that the proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A & B), and East Boldon Neighbourhood Plan policy EB3 having regard to all other material planning considerations, including the design guidance in SPD9. The proposal is considered to be an acceptable form of development, and approval of this application is recommended.

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 5 Rec 08/02/2022
Drg No 6 Rec 08/02/2022
Drg No 7 Rec 08/02/2022
Drg No 8 Rec 08/02/2022
Drg No 9 Rec 08/02/2022

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 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.

Case officer: Adam Williamson
Date: 04/04/2022

Authorised Signatory:
Date:

«END»