

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0226/22/HFUL
Proposal: Rear extension to form WC.
Location: 7 The Hawthorns
East Boldon
NE36 0DP

Site Visit Made: 05/05/2022

Relevant policies/SPDs

East Boldon Neighbourhood Plan – Adopted December 2021

- 1 EB3 – Design
- 2 EB4 – Heritage Assets

South Tyneside Council - Local Development Framework

- 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
- 5 East Boldon Conservation Area Character Appraisal
- 6 East Boldon Neighbourhood Plan (Adopted December 2021)

Description of the site and of the proposals

The application site is a two storey semi-detached property, dating back to the late nineteenth century. The property is situated within the East Boldon Conservation Area. The front of the property is located on the periphery of the Conservation Area boundary. The rear property boundary backs on to an unadopted back lane between the site and Grange Park, which is also forms part of the Conservation Area.

East Boldon Conservation Area Character Appraisal (2006) identifies 1 - 15 (odd) The Hawthorns, Ashleigh Villas (excluding 3 - 4) and South View (1 Station Road) as imposing two-storey buff brick houses in terraced, semi-detached or double fronted detached form, and adopt similar designs and motifs (NB. The majority of the aforementioned properties on The Hawthorns now either have a white/cream painted brick or white/cream render exterior, rather than buff brick).

The proposal seeks to construct a rear extension to form a wc which would be constructed along the common boundary shared with the attached neighbour. The grp lead (grey) flat roof would measure a height of 2.34m and would project approx. 0.95m from the rear elevation of the utility room filling in the gap between the boundary wall and side elevation of the main dwelling. The rear elevation would host a door, small window and matching brick.

Publicity / Consultations (Expiry date 27/04/2022)

1) Neighbour responses

None received

2) Other Consultee responses

East Boldon Neighbour Forum was also notified. No response 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; and,
- Impact on residential amenity;

Design/Visual Amenity/Heritage

The proposed w.c. would not be visible from within the public domain and as a result would have no impact upon the character and appearance of the East Boldon 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 (B - iii), having regard to guidance in SPD9 and SPD15 (including Development Principle 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

To the rear, both no. 7 and 5 The Hawthorns host a utility along the common boundary and both are set back from the main rear elevation. No. 7 is located at a lower ground level than no. 5 and a 1.7m high brick boundary wall is located along the common boundary in-between no. 5 and 7. The proposal is to extend the utility room at no. 7 creating a W.C. which would project 0.95m beyond the utility rear elevation of no. 7 and match the rear elevation of the main dwelling. The extension would host a flat roof measuring 2.34m; 0.64m above the 1.7m high boundary brick wall. This area to the rear is regularly in the shade due to being set back from the main rear elevation of the dwelling and being north west facing. Taking the above into account and that the utility room is not a habitable room, it is considered that the proposal would have a very limited potential to materially impact the amenity of the adjacent neighbour. Furthermore, no. 5 was granted planning permission for development (ST/0433/21/HFUL) which included a wc/shower room extension matching the same projection as to what is proposed at no. 7.

No other neighbours would be adversely impacted by the proposal as they are located at a sufficient distance.

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

It is considered that in the site circumstances and context of this particular case, that the proposal would be an acceptable form of development that is in accordance with policies EB3 (Design) and EB4

(Heritage Assets) of the East Boldon Neighbourhood Plan, and Local Development Framework (LDF) policies DM1 (A) and DM6 (iii), having regard to design guidance in Supplementary Planning Document (SPD) 9 'Householder Developments' (SPD) 15 East Boldon Conservation Area Management Plan, and having regard to all other material planning considerations, subject to the conditions listed below.

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

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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 in the application form (received 17/03/2022) and in the Design, Access and Heritage Statement (received 17/03/2022). 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 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

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 17/05/2022

Authorised Signatory:
Date: