DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0235/22/HFUL
Proposal: Single storey, flat roof, front, side and rear extensions. Replacement of timber panel to front elevation with render.
Location: 13 Avondale Gardens
West Boldon
NE36 0PR

Site Visit Made: 27/05/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for single storey, flat roof, front, side and rear extensions at 13 Avondale Gardens, West Boldon. The semi-detached property is located within a well-established residential area of West Boldon.

The proposed front porch would project 1.4m from the front elevation of the main dwelling, measure a width of 2.89m and be set back 3.1m from the side boundary shared with the attached neighbour. The flat roof height would measure 3.1m high and the front elevation would host the main entrance door.

The side extension would measure a width of 2.67m wide, match the forward projection and height of the proposed front porch forward of the front and be set back 0.1m from the side elevation shared with the adjacent neighbour. The front elevation would host a roller shutter door.

The rear extension would project 3m from the rear elevation of the main dwelling, measure a total width of 8.742m (which includes the side extension) and the flat roof would measure 3.1m high. The rear elevation host bi-fold doors and patio doors.

Also proposed is to replace the existing vertical wood cladding panels to the front of the property with white render.

The proposed materials would be concrete interlocking tiles, brick, upvc windows/doors, single ply membrane on the flat roof.

The plans were amended reducing the projection of the front porch / side extension to 1.4m and the description was also amended to include the change of cladding to render to the front elevation of the existing dwelling. The neighbours were not re-notified of these amendments, which is in accordance with the SCI (given that neighbours did not comment on the original proposal and the amended proposal is smaller).

Publicity / Consultations (Expiry date 01/06/2022)

1) **Neighbour responses**
   None received
2) **Other Consultee responses**
   None

Assessment

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

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity; and,
- Highway capacity and safety

Design and Impact on Visual Amenity

SPD 9 advises that front extensions should not normally project forward from the original dwelling by more than 1.4m and side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour.

In this case the front porch / extension would project 1.4m from the front elevation of the main dwelling and the side elevation windows would not host a window. Furthermore, the proposed porch would replace an existing porch of a similar size. The proposed front porch / extension complies with advice contained in SPD 9 and is therefore considered acceptable.

The proposed rear element of the proposed extension would not be visible within the street scene of Avondale Gardens and would therefore not detract from the character and appearance of the street scene. SPD9 states that single storey side extensions should not normally have a width greater than half the width of the existing property. The proposed side extension would measure a width of 2.67m which is less than half the width of main dwelling. Furthermore the proposed side extension would replace an existing garage along the side elevation. Therefore the proposed extensions are considered to be a suitably well designed and a subservient addition in relation to the main property.

The proposed white render which would replace the existing vertical wood cladding panels to the front of the property would also be considered acceptable. Many of the properties along Avondale Gardens host white vertical wood cladding panels so the proposed render which is to be white would be of a similar appearance to the adjacent dwellings.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The attached neighbour (no. 14 Avondale Gardens) is located west of the application property and hosts a single storey rear extension which is set back 2.3m from the side boundary shared with no. 13, with dining room doors in between. The proposed front porch at no. 13 would replace an existing porch and would not project any closer towards the attached neighbour. The proposed rear extension would project 3m from the rear elevation of the existing dwelling and be built along the side boundary. Although the proposed rear extension at no. 13 may create some over-dominance and a tunnelling effect to the dining room doors at no, 14, the highest part of the existing boundary fence located in between no. 13 and 14 sits just below the top of the dining room doors, therefore the addition of the rear extension at no. 13 would not have a materially increased adverse impact on the attached neighbour in terms of over-dominance and tunnelling relative to the existing situation. Furthermore, SPD9 states that in circumstances such as this, a 3m rear projection would normally be acceptable and as a general rule, a rear extension projecting 3m on semi-detached dwelling can be constructed along the boundary without requiring planning permission.

The adjacent neighbour (no. 12 Avondale Gardens) is located east of the applicant property which hosts a garage along the side boundary shared with no. 13 and is attached to the existing garage / covered decking area at no. 13. To the front, the proposed side extension at no. 13 would project 2.6m forward of the existing side elevation garage at no. 14 but be set back 0.8m from the front elevation of the porch at no. 14. There are no habitable room windows within close proximity of the side boundary shared with no. 13. The rear element of the proposed side extension would project 1.4m further into the rear garden than the neighbouring side garage. Whilst taking the above and the high boundary treatment into account, the proposed extension is also considered to not have an adverse impact on the adjacent neighbour in terms of loss of outlook, privacy, over-shadowing and over-dominance.

It is considered that the impact of the proposed extension would be acceptable in relation to the residential amenities of the occupiers of the neighbouring properties, which would satisfy Local Development Framework Development Management Policy DM1(B) and the associated SPD9.

Highway Capacity and Safety

Traffic and Road Safety (as the local highway authority) were not consulted on this proposal as a driveway measuring more than 5m in length would be retained. It is therefore judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

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

Drawing no. ST/PL/0154v01/003 Rev A (received 23/05/2022)

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 the application form (received 23/05/2022), drawing no. ST/PL/0154v01/003 Rev A (received 23/05/2022) and an email received from the agent (dated 29/05/2022) which confirmed the render would be white. 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 (paragraphs 186 & 187) 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: 31/05/2022

Authorised Signatory:
Date:

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