DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0528/22/HFUL
Proposal: Rear Extension
Location: 6 Sunniside Lane
Cleadon
South Tyneside
SR6 7XB

Site Visit Made: 18/07/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 DM6 - Heritage Assets and Archaeology

3 SPD9 - Householder Developments

4 SPD14 - Cleadon Conservation Area Management Plan - Adopted April 2009

Description of the site and of the proposals

The application property is a detached dwelling located to the eastern side of Sunniside Lane. The neighbour to the north is a semi-detached dwelling (8 Sunniside Lane). The neighbour to the south is semi-detached dwelling (4 Sunniside Lane). Beyond the rear gardens of these properties to the east lies open countryside and further dwellings at East Farm Cottages, To the west lies the highway and further properties at Sunniside Lane. The property is partly located within the Cleadon Conservation Area. The property is also partly located in the Green Belt however no element of the proposed development is located in Green Belt land.

The proposal seeks permission to replace the existing rear conservatory of the property with a single storey monopitch rear extension protruding 3.42 metres from the rear elevation.

Publicity / Consultations (Expiry date 03/08/2022)

1) Neighbour responses

None

2) Other Consultee responses

None

Assessment

In assessing this application, due regard has been had to the requirement of Section 149 of the Equality Act 2010. The main issues relevant to the determination of this application are the:

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity; and
- Impact on the setting of the Cleadon Conservation Area.

Design / visual amenity

Given the nature of the proposal, the development would not be visible from the public domain. SPD9 sets out single storey rear extensions should not exceed four metres on detached properties. This proposal would comprise of a single storey monopitch rear extension with a height of 3.6 metres, and protruding 3.42 metres from the rear elevation of the dwelling, in accordance with this guidance. The proposed materials would also closely match those on the existing dwelling. It is considered that the whole proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity, in accordance with LDF Policy DM1 (A) and the guidance as set out within SPD9, subject to a condition ensuring the materials used are similar in appearance to those on the existing dwelling.

Impact on residential amenity

The proposal would not harm the amenities of the neighbours to the east and west due to the level of spacing between them and those neighbours. In terms of the neighbours to the north and south (8 and 4 Sunniside Lane), the proposal would appear similar in appearance, and have no greater impact in terms of visual amenity or privacy, than the existing situation, with no windows or openings facing either neighbour. It is therefore considered that the proposal would have no materially harmful impacts on the amenity and privacy of the occupiers of 8 and 4 Sunniside Lane.

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).

Impact on the setting of the Cleadon Conservation Area

The site is located within the Cleadon Conservation Area. 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.

Policy DM6 supports development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of heritage assets and their settings, including the Cleadon Conservation Area. SPD14, the Cleadon Conservation Area Management Plan, states that proposals involving the alteration of buildings within the Conservation Area must be appropriate in terms of scale and design. Materials must respect the age and character of the building. Proposals that are considered detrimental to the character and appearance of the building or the wider Conservation Area will be resisted.

Little mention is made of the site in the Cleadon Conservation Area Character Appraisal, save for a short paragraph noting that: “Numbers 2 and 4 Sunniside Lane, a pair of semi-detached houses were built in the midtwentieth century, number 6 being added later. They are the start of a short length of post-war ribbon development that channels views away from the conservation area.”

Given the nature and location of the proposal, it is not considered that the proposal would harm the character and appearance of the Cleadon Conservation Area. The proposal is therefore considered to accord with LDF Policy DM6 and the aims of SPD14.

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 Elevations Drg No.003 received 23/06/2022
Proposed ground floor layout plan Drg No.004 received 23/06/2022
Cross Section Drg No.006 received 23/06/2022
Proposed Block Plan Drg No.007 received 23/06/2022

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.

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: Nick Graham
Signed: N. Graham
Date: 04/08/2022

Authorised Signatory:
Date:

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