DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0761/22/HFUL
Proposal: Single storey extension to front of property.

Location: 9 Addison Road
West Boldon
South Tyneside
NE36 0QY

Site Visit Made: 05/10/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for the construction of a single storey front extension at 9 Addison Road in West Boldon. The application property forms part of one of a number of small terraces of four properties fronting onto the A184. These two-storey properties on this stretch of the south side of Addison Road generally have a consistent appearance, with a cream-coloured render exterior and cream painted brickwork to the lower part of the ground floor, with a red tiled roof. The central properties within these terraces have flat roof front porches, projecting 2 metres to the front, while the end properties have porches and entrances to the side elevations. A tree lined frontage exists along the frontage onto Addison Road, comprising of mature whitebeam trees, which are protected by a Tree Preservation Order (TPO357).

The proposed single storey extension would continue the existing 2 metre forward projection of the existing front porch that would be replaced, but would have an increased width, across most of the width of the frontage of the property, and a lean-to tiled roof in lieu of the existing flat roof.

Application details state that the proposal would be constructed with external materials of a similar appearance to the existing materials. All dimensions of the proposal can be scaled from submitted drawings.

Publicity / Consultations (Expiry date 25/10/2022)

1) Neighbour responses

None 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. The main issues relevant to the determination of this application are:

- Design and visual appearance; and

- Impact on residential amenity;

Design and visual appearance

Section 5 of SPD9 provides design guidance on front extensions, which states that in the case of terraced and semi-detached houses, front extensions should not normally project forward from the original dwelling by more than 1.4 metres. In consideration of this application, it is recognised, however, that the existing front porch already projects 2 metres froward of the front elevation of the property.

The design of the properties on this part of Addison Road are largely consistent in their external appearance, with narrow flat roofed front porches. The introduction of a wider front extension, utilising a lean-to roof, would alter the appearance of the frontage of this property to a degree; however, notwithstanding this, it is considered that the proposal would be acceptable in terms of its design and visual appearance. The proposed ground floor front extension would meet with the general design principles in section 3 of SPD9, as it would remain a secondary and subservient addition to the host property, would not extend forward of existing building lines, and would utilise a palette of external materials of a similar appearance to the existing property. The mature trees situated along the front of the gardens of the properties on Addison Road also provide some screening of views of the frontage of the properties along this stretch of Addison Road.

It is not considered that the proposals would have a significant adverse effect on the character and appearance of the area, and it is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A) and the associated Supplementary Planning Document (SPD) 9 'Householder Developments in relation to design and visual amenity.

Impact on residential amenity

The proposed front extension would maintain the same 2 metre forward projection as the existing front porch but would extend much closer to each of the common boundaries with 7 and 11 Addison Road. This would bring the front extension closer to the front windows of both 7 and 11 Addison Road, more so towards the closest window at 7 Addison Road; however, a substantial gap from neighbouring windows would still be maintained, and with a forward projection of only 2 metres, it is considered that an acceptable outlook would remain from the front windows of these properties and that there would not be unacceptable impacts on the residential amenities of the occupiers of these properties through overbearing or overshadowing impacts, or through significant harmful impacts on daylight/sunlight.

The proposals would not have the potential to create any overlooking/privacy impacts as blank gables are proposed to each side of the proposed extension.

It is not considered that the proposals would have the potential to materially affect the residential amenity of any other neighbouring properties.

It is considered that the proposal would not cause unacceptable harm to the existing level of residential amenity that is enjoyed by the occupiers of neighbouring residents and would be in accordance with South Tyneside LDF Policy DM1 (B).

Trees

It is recognised that a row of trees running along the front of the application site and neighbouring gardens contains a number of mature whitebeam trees (which are subject to a Group Tree Preservation Order – TPO357). The proposed front extension would have an increase in width when compared with the existing front porch but would not extend further forward towards the trees. It is not considered that there would be a realistic potential for the protected trees to be impacted by the proposed development.

The proposals would therefore be in accordance with South Tyneside LDF Policy DM1 (B). An informative note is recommended to draw attention to the legal protection afforded to the protected trees.

Summary

For the reasons outlined above, it is considered, in the site circumstances and context of this case, 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

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DWG NO A125A received 16/09/2022

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 of 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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window or other opening shall be made in the north east or south west side elevations of the extension hereby permitted unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenity of the occupiers of adjacent properties 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

3 NOTES 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

4 The applicant is advised that a Tree Preservation Order (TPO357) is in place affording legal protection to the existing trees within the front garden of the application property and at the adjacent neighbouring properties. The applicant is advised to ensure that the proposed development, including construction works and any storage of building materials, does not affect the trees that are protected by Tree Preservation Orders.

Case officer: Chris Stanworth
Signed: Chris Stanworth
Date: 02/11/22

Authorised Signatory: Geoff Horsman
Date: 09/11/22

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