DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0845/22/HFUL
Proposal: Single storey extension to side elevation. Lean to aluminium glazed roof. Replace patio door with larger bi-fold door
Location: 10 Whitburn Terrace
East Boldon
South Tyneside
NE36 0TF

Site Visit Made: 02/11/2022

Relevant policies/SPDs

East Boldon Neighbourhood Plan – Adopted December 2021

1 EB3 (Design)

South Tyneside LDF

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is an end-terrace dwelling, located within a residential area, fronting Whitburn Terrace in East Boldon. The property is situated at the junction of Whitburn Terrace and Ferndale Avenue in East Boldon.

No. 10 Whitburn Terrace is a two-storey pitched roof dwelling, with a predominantly red-brick exterior, within a terrace of properties with a mainly pebbledash exterior. The property has a large two-storey outrigger to the rear (with a dual pitched roof and chimney shared with the outrigger at 9 Whitburn Terrace), and a single storey lean-to behind that. The proposed extension would be a single storey addition extending from the rear of the main dwelling and to the side of the two-storey outrigger. It would project beyond the main side elevation of the dwelling, infilling the space up to the boundary of the property, where it would be built adjacent to the high brick boundary wall fronting Ferndale Terrace.

Details of the proposed dimensions and external materials are detailed on the application plans and planning application form.

Publicity / Consultations (Expiry date 16/11/22)

1) Neighbour responses

None received.

The East Boldon Neighbourhood Forum was also notified of the proposed development. No response was 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 assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity;

Design/Visual Amenity

The proposed extension would be a modest addition to the host property, with a scale and design that is acceptable relative to the host property, and also in relation to the visual amenity of the area. While this is an end property, the property has a very high red brick wall and boundary hedge, which would largely screen views of the proposed extension from within the street scene, with only the very top of the brick wall and the shallow pitched roof glimpsed above it. The use of grey aluminium frames and glazing for both the roof, and the proposed ground floor side doors, would differ from the existing property, which are white uPVC at present, as are most neighbouring properties; however, the site is not located within a sensitive area, and it is not considered that this change in materials would have an appreciable impact upon the character and appearance of the property or the wider street scene, or cause any significant harm to the visual amenity of the area.

The proposal would convey sensitive consideration of its surroundings and would accord with East Boldon Neighbourhood Plan Policy EB3 (Design) and South Tyneside LDF Policy DM1 (A), and the objectives of the design guidance in SPD9 in this respect.

Residential Amenity

In terms of residential amenity, the proposal would be situated away from the adjoining neighbour at 9 Whitburn Terrace, beyond the existing two storey rear outrigger, and in a location that would not create any potential impacts to give rise to any material harm to the adjoining neighbour or other neighbours in terms of outlook, privacy, dominance or overshadowing.

The development is judged to be in accordance with East Boldon Neighbourhood Plan Policy EB3 (Design), South Tyneside LDF Policy DM1 (B) in respect of residential amenity impacts, while having regard to the design principles set in SPD 9.

Summary

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

Drg No.001 received 14/10/2022
Drg No.003 received 14/10/2022

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, except where otherwise stated on Drg No.003 received 14/10/2022 or the planning application form received 14/10/2022. 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 East Boldon Neighbourhood Plan Policy EB3 (Design) and 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 NOTE 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

Case officer: Chris Stanworth
Signed: Chris Stanworth
Date: 01/12/22

Authorised Signatory: G.Horsman
Date: 02/12/2022

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