DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0055/23/HFUL
Proposal: Demolition of existing garage. Proposed two storey side extension and storage shed.
Location: 19 Oswald Close
Boldon Colliery
South Tyneside
NE35 9BY

Site Visit Made: 23/02/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application seeks planning permission for a two-storey side extension at 19 Oswald Close, Boldon Colliery. The detached property is located within a well-established residential area of Boldon Colliery. The dwelling lies on a small cul de sac off the main street consisting of 3 dwellings. The dwelling is constructed from red brick, with a porch to the front elevation. The dwelling has the majority of its amenity space to the eastern side elevation. The estate is open plan in nature with graveled areas marking the shared spaces to the front of the dwellings. To the south of the site is no 20 Oswald Close, with no.18 to the west. Nos. 17, 19 and 21 South Crescent are sited to the east of the application site. There is an existing detached garage which is to be demolished as part of this scheme.

The proposed 2 storey side extension would measure 4.1 metres in width, 6.8 metres in length, 5 metres to the eaves and 7.5 metres to the ridge. The floor front elevation would be set back 0.6 metres from the front elevation of the original dwelling, and the rear elevation would be set in from the rear elevation of the existing dwelling by 700mm. The pitched roof ridge would be set down 0.5 metres from the ridge of the existing dwelling. At first floor level the front elevation would host a bedroom window and the rear elevation host the en-suite window. The side (eastern) elevation would contain a secondary bedroom window and a wardrobe room window. To the ground floor the front elevation would contain a dining room window to the front, and a lounge window to the rear. The ground floor side elevation would contain a large opening glazed area. The proposed extension would be constructed from materials to match the host dwelling.

The scheme also seeks the erection of a storage shed to the southern boundary of the garden. The proposed shed would measure 2 metres by 1.4 metres, and 2 metres to the highest point.

Publicity / Consultations (Expiry date 28/02/2023)

1) **Neighbour responses**
None

2) **Other Consultee responses**
Highways Engineer: No objection.

Assessment

Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies and all other material planning considerations, including representations received, it is considered that the main issues for consideration are the impact upon on visual amenity, the impact on residential amenity, and highway safety.

Design and Impact on Visual Amenity

Part 12 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment.

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

SPD9 (House Holder Developments) of the South Tyneside LDF provides guidance in respect of householder developments.

The works comprise the construction of a two-storey extension to the eastern side of the dwelling. Two-storey side extensions can create a terracing effect within the street scene and give rise to inappropriate design.

To achieve the desired subordinate appearance and to minimise any terracing effect, SPD 9 advises that a two-storey side extension on a semi-detached property should:

- retain a minimum 1m offset between the extension and the side boundary of the application site;
- provide a minimum 1m set-back between the front wall of the upper storey extension and the main front wall of the house.
- provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling.

Regard must be given to the width of the proposed side-extension in relation to the existing property. Side extensions which are excessively wide can undermine the character of the street and of the existing property. To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage, whichever is the greater. In this instance the proposed extension would have a width of 4.1 metres which would be greater than half the width of the existing original dwelling, which measures 5.2 metres in width. SPD 9 is clear that site-specific circumstances of the property will always be taken into account however; and may allow for development opportunities beyond the guidelines set out in this document.

In this instance, the two storey extension would have a 0.5 metre set back from the main house front elevation. The side elevation of the extension would be set over 10 metres from the side boundary with nos. 17 and 19 South Crescent which lie to the east. Although width of the proposed extension is more than half the width of the dwelling as recommended by SPD9, the host dwelling occupies a generous plot, with the eastern boundary essentially providing the majority of the dwelling's amenity space to the side. The roof shape would also correspond with the roof shape of the existing dwelling, with a set down ridge height of approximately 500mm.

It is noted that the 1st floor set back is not the 1 metre as set out in SPD9, but given this dwellings location within the cul de sac, with the western eastern set away from the highway, and the part screening provided by no. 20 Oswald Close from views from the main highway, the reduced set back of 600mm would not have a detrimental impact to the wider street scene in this case.

When combining the 0.5 metre front elevation set-back, the 4.1 metre width, the 500mm lowered ridge line, and the 10 metre distance off the eastern boundary, it is considered that the design of the extension would not result in the creation of a terracing effect within the street scene; and would result in a suitably subordinate external appearance.

Materials and fenestration details would match the host dwelling.

The proposed shed would be mainly screened by the proposed 1800mm high boundary fence and would represent a minor addition to the dwelling and would not be out of keeping with its residential surroundings.

For these above 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 not undermine the aims of LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Parts 12 and 15 of the NPPF, require that a good standard of amenity for existing and future users be ensured. In line with this, Policy DM1(B) of the South Tyneside LDF seeks to protect residential amenity of neighbours from harmful impacts from development.

To the east of the site are nos. 15, 17 and 19 South Crescent. The rear gardens of these properties back onto the side garden of the application site. The proposed extension would have a bedroom and wardrobe window to the 1st floor, and a lounge window to the ground floor. Bedrooms and lounges are classed as habitable rooms, and as such developments should retain privacy to these rooms. There would be a separation distance of approximately 22.5 metres between the windows proposed to the eastern elevation of the extension and the existing windows to the rear of nos. 15, 17 and 19 South Crescent. Given this separation distance means that there would be no resultant overlooking or privacy impacts towards the dwellings at nos. 15, 17, and 19 arising as a result of the development. The proposal would increase overlooking of the rear garden of no.15 in particular from the application site compared to the existing situation. However, the rear garden of no.15 is already overlooked by first floor windows in the rear elevations of Nos. 13 & 17 South Crescent and therefore it is not considered that the additional overlooking arising from the proposed extension would be significantly harmful to amenity.

The proposed side two storey side extension would not project beyond the front and rear elevations of the existing dwelling, therefore the two storey extension would not be visible from the front/rear elevation windows at no. 18 Oswald Close, as this property is set forward to the west of the application site. It is therefore considered that the proposed development at no. 19 would not adversely impact the adjacent neighbour at no. 18 in terms of loss of out, privacy, over-shadowing or over-dominance.

The proposed front elevation of the extension would look onto the northern gable of 20 Oswald Close which is to the south of the application site at a distance of 3.8 metres. The north gable of no. 20 Oswald Close is blank and as such there would be no loss of privacy to this dwelling as a result of the proposal.

It is considered for the reasons elaborated above that the proposal would be acceptable in relation to the impact on the residential amenities of the occupiers of the neighbouring properties and in accordance with Policy DM1 criterion B of the Local Development Framework Development Management Policies and the associated SPD9.

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Highway safety

Criterion G of the LDF policy DM1 requires the impact of the development to be acceptable in relation to highway capacity and safety or includes proposals to mitigate any adverse impacts.

The scheme retains a 10 metre long driveway to serve the dwelling, which is above the minimum recommended length of 5.5 metres.

As such the proposed scheme is in accordance with policy DM1 (G).

Conclusion

It is considered that the development would not undermine the objectives of LDF Policy DM1 (A, B and G), and would not undermine the guidance contained within 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

Drg No AG(08)020 received 23/01/2023
Drg No AG(08)021 received 23/01/2023
Drg No AG(08)022 received 23/01/2023
Proposed Shed Drg No AG(08)020 received 05/04/2023

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 extension hereby permitted shall be of similar appearance to those used in the construction of the exterior of the existing dwelling 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.

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: Adam Williamson
Date: 11.04.2023

Authorised Signatory: Geoff Horsman
Date: 11.04.2023

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