

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0115/23/HFUL
Proposal: Side extension above garage forming bedroom and ensuite.
Location: 32 Portchester Grove
Boldon Colliery
NE35 9ND

Site Visit Made: 15/03/2023

Relevant policies/SPDs

- 1 DM1 - Management of Development
- 2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for a side extension above the existing garage and utility forming a bedroom and ensuite. The roof ridge of the first floor would be set down from the roof ridge of the main dwelling, the front elevation would be set back 1.5m from the front elevation of the main dwelling and the side elevation would match the side elevation of the below existing garage and utility. The front elevation would host a bedroom window and the rear elevation would host an en-suite window. A new first floor obscure glazed bathroom window would also be installed along the rear elevation. the proposed materials would match the existing dwelling.

The application property is a semi-detached house as part of a modern development located on Portchester Grove, Boldon Colliery.

Following discussions with the agent, the plans were amended setting back the first floor front elevation by 1.5m. In accordance with the council's Statement of Community Involvement, no further neighbour notification was necessary.

History

Reference: ST/0132/17/HFUL
Description: Single storey rear and side extension to create utility and orangery
Decision: Grant Permission Householder with Conditions
Date: 30/03/2017

Publicity / Consultations (Expiry date 22/03/2023)

1) Neighbour responses

None received

2) Other Consultee responses

None

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; and
- Impact on residential amenity

Design and Impact on Visual Amenity

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.

Supplementary Planning Document (SPD) 9 'Householder Developments' acknowledges that two-storey and first floor side extensions can create a terracing effect within the street scene and give rise to inappropriate design. SPD 9 advises that to achieve the desired subordinate appearance and to minimise any terracing effect, two-storey side extensions on semi-detached and high-density detached properties should:

- retain a minimum 1 metre gap between the extension and the side boundary of the application site;
- provide a minimum 1 metre 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

However, SPD 9 makes clear that in those cases where the whole width of the plot is already built up by a single storey extension or garage, or where an existing single storey extension or garage has resulted in a gap along the common boundary of less than 1 metre, a first floor extension built up to the boundary may be acceptable where:

- it is set back behind the front wall of the main dwelling;
- it does not occupy more than two-thirds of the depth of the dwelling and is located towards the rear of the main dwelling;
- the roof ridgeline is significantly lower than the main dwelling ridgeline;
- a pitched or hipped roof, depending upon the existing dwelling and proposed extension design, is constructed on any residual flat roof of the original single storey structure in order to reduce the visual impact of the structure upon the proposed extension and street scene;
- a window is included to the front elevation of the proposed extension.

In this case the side elevation of the garage / utility runs along the side boundary shared with no. 31 Sunnirise. The proposed first floor side extension would be set back behind the front wall of the main dwelling (by 1.5m), the roof ridgeline would be lower than the main dwelling ridgeline and a window would be included along the front elevation, however the first-floor extension would not occupy two-thirds of the depth of the dwelling and be located towards the rear. When taking the above into account, that the proposed first floor would be set back 2.9m from the front elevation of the existing below garage, that the front elevation of no. 31 is set back from the applicant property and that there is a mix of detached and semi-detached dwellings within the street, some of which hosting first floor side extensions, it is not judged that the design of the proposed extension would result in the creation of a terracing effect within the street scene; and would provide it with a subordinate appearance. Therefore, and in the site-specific circumstances of this case, the proposed first floor set back is acceptable (and so a two-third depth set back towards the rear is not considered necessary or reasonable). The proposed materials are also considered to be acceptable as they would match the existing property as closely as possible.

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.

No. 31 Portchester Grove is the adjacent neighbour located west of no. 32 Portchester Grove and the property is marginally set back from the applicant property. This property hosts numerous extensions which includes a first floor side extension above the garage adjacent to the side boundary shared with no. 32. The front elevation of the side extension hosts a shallow bedroom window and the side elevation hosts an obscured glazed window, hosting the same bedroom. Furthermore, a 45 degree angle was measured from the centre of the first floor front elevation bedroom window at no. 31 and it concluded that there was marginal disruption to the outlook from this bedroom window. When taking the above in to account, it is considered that the proposal at no. 32 would not adversely impact upon the adjacent neighbour in terms of loss of outlook or privacy, or through over dominance and /or overshadowing.

The attached neighbour; no. 33 Portchester Grove would not be impacted by the proposed first floor side extension at no. 32 as it would not project beyond the front and rear elevations of the existing dwelling and would not be visible from any windows at no. 33. Therefore, the proposed development at no. 32 would not adversely impact upon the attached neighbour in terms of loss of outlook or privacy, or through over dominance and /or overshadowing.

The neighbours located to the front and rear of the applicant property are located at a sufficient distance to not be adversely impacted by the proposed development at no. 32 Portchester Grove.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents.

Conclusion

It is considered that the overall proposal would be in accordance with LDF Policy DM1 (A and B) the associated Supplementary Planning Document (SPD) 9 'Householder Developments', therefore the proposal would be an acceptable form of development.

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. C-02 Rev B - Rec 10/05/2023

Drg. No. C-03 Rev A - Rec 11/05/2023

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 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: Emma Thomas

Signed: E.Thomas

Date: 12/05/2023

Authorised Signatory: G.Horsman

Date: 15/05/2023