

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0188/23/HFUL
Proposal: Single storey side extension
Location: Oakvale
68 Sunderland Road
East Boldon
NE36 0NA

Site Visit Made: 26/05/2023

Relevant policies/SPDs

- 1 DM1 - Management of Development (A and B)
- 2 SPD9 - Householder Developments
- 3 EBNP Policy EB3 – Design

Description of the site and of the proposals

The application site is a semi-detached brick and tiled roof property that includes a front garden/driveway and garden to the rear located on Sunderland Road. The property is part of a collection of semi-detached properties on Sunderland Road that are of a similar design and scale. However, it is noted that Sunderland Road includes a significant variation in property types and sizes and as such as a whole it is difficult to attribute a design and character of the street. The site is bounded by no.66 Sunderland Road to the west, which is a semi-detached two-storey dwelling house and by the adjoining semi, no.70 to the east. To the north, located at the rear of the application site is 51a St Mary's Terrace and to the south, further residential properties on the opposite side of Sunderland Road.

The applicant seeks planning permission for a single-storey side extension. The proposed side extension will be located to the side/rear of the property; the existing detached garage being demolished to facilitate the proposed extension. The proposal will add a larger kitchen/dining room to the property. The proposal will be constructed from brick to match the existing property and a flat roof with parapet is proposed. The proposal will measure 8.7 metres in length, have a width of 2.26 metres and a maximum height of 3.9 metres. It will be set back from the streetscene but will be partially visible due to its location to the side. It proposes three new French doors to the rear with two doors being inserted in the rear elevation of the existing property replacing two existing windows. No windows are proposed to the side. The proposal includes a window to the front elevation.

Publicity / Consultations (Expiry date 03/05/2023)

1) Neighbour responses

None received.

2) Other Consultee responses

None received.

East Boldon Neighbourhood Forum – No comments received.

Other Relevant Matters

The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. The requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community has been fully taken into account in the consideration of the planning application to date and at the time of making the recommendation in this report.

In this instance it is considered that the proposals do not raise any specific implications in these respects and therefore it is not considered that a full Equality, Diversity, Cohesion and Integration Impact Assessment (EDCI) is required.

Assessment

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
- Highway safety and parking.

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.

Design, character and 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.

East Boldon Neighbourhood Plan (EBNP) Policy EB3 seeks to ensure that proposals are designed to convey sensitive consideration of their surroundings.

The proposed extension is a relatively modest addition to the existing property and will be constructed from brick and white UPVC to match the existing property. It proposes a flat roof, which although will not match the existing property's pitched roof with roof tiles it is not considered to be an unacceptable form of development or of an inappropriate scale and design and as such is acceptable. A condition is recommended to ensure that the materials closely match those of the original dwelling.

Set back from the main front elevation of the dwelling, the extension would be visible within the street scene, however it would be partially screened from view through the existing glazed flat roof porch to the side of the property.

As such the proposed side extension due to its modest scale and use of matching materials would accord with LDF Policy DM1 (A), East Boldon Neighbourhood Plan Policy EB3 and the guidance contained within SPD9.

Residential amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

Overdominance/ Loss of outlook:

The proposed single-storey side extension will be located 2.1 metres from the common boundary with 66 Sunderland Road to the northwest and this separation distance as well as the modest dimensions will ensure that the proposals will not result in significant overdominance/overshadowing to 66 Sunderland Road. In terms of the loss of outlook, no windows are located within the side elevation of no. 66 facing the application site. Windows are located within the side elevation of the rear offshoot at no. 66, which are set further away from the common boundary. These windows currently face towards the applicant's detached garage, which as referenced above, would be demolished as part of these proposals.

The proposal will not result in significant overdominance/overshadowing to 70 Sunderland Road as the extension will be located on the opposite side of the property to 70 Sunderland Road and will be located 9.3 metres from the common boundary.

Overlooking/Privacy Concerns:

French doors are proposed to the rear elevation of the proposed side extension, but these will primarily look towards the applicant's rear garden and not directly at the neighbouring properties' private amenity space. The proposed window to the front will primarily look towards the applicant's side porch/wider driveway and not directly to neighbouring properties and as such the proposal will not result in significant overlooking/loss of privacy and is acceptable.

No windows are proposed within the side elevation of the extension facing towards the common boundary and gable elevation of no. 66 Sunderland Road and therefore there would be no resultant issues of overlooking or loss of privacy.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Highways and parking

The proposal would result in the loss of the existing detached garage however the existing driveway still provides at least one-off streetcar parking space. It is therefore considered that , the proposal would not result in an unacceptable impact on highway safety or off-road vehicle parking; and would be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

Recommendation

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), East Boldon Neighbourhood Plan Policy EB3, the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

In conclusion, it is considered, taking the above and all other relevant material planning considerations into account that the application should be recommended for approval subject to 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. A200 received 16/03/2023

Drg No. A203 received 16/03/2023

Drg No. A201 received 16/03/2023

Drg No. A202 received 16/03/2023

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.

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 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

- 2 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.

Case officer: Drewe Russell

Signed: Drewe Russell

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Date: 03/05/2023

Authorised Signatory:

Date:

«END»