DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0228/23/HFUL
Proposal: Conversion of existing conservatory to orangery. Replace polycarbonate roof with flat warm roof. North window wall replaced with full brick to roof. Double glazing and doors to replace existing. Lantern window in roof (retrospective).
Location: 53 Cauldwell Villas
South Shields
NE34 0SX

Site Visit Made: 26/06/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a semi-detached, two-storey brick and tiled roof house located in South Shields. The applicant property includes a front driveway and rear garden and is part of a collection of semi-detached properties located on Cauldwell Villas of a similar style and scale helping to create uniformity within the streetscene. To the north is the adjoining semi-detached house no. 51 Cauldwell Villas, to the south no.55 Cauldwell Villas, to the west the highway of Cauldwell Villas and properties beyond and to the east 56 King George Road.

The applicant seeks planning permission for the conversion of an existing conservatory to orangery, with the replacement of the polycarbonate roof with a flat warm roof. The existing north window wall will be replaced with full brick to the roof. Double glazing and doors to replace existing are proposed and a lantern window in the roof. It should be noted that the works have partially commenced, and as such the applicant is seeking retrospective consent.

The proposed conversion will retain the existing footprint and will measure 3 metres in length, 4.6 metres in width and have a total height of 3.1 metres. It will be constructed from brick to match the existing property, white UPVC windows and doors. It will include the removal of the existing side elevation windows facing towards no. 55 Cauldwell Villas, and the loss of one window to the side elevation facing towards 51 Cauldwell Villas. The doors and windows to the rear elevation would be retained.

Publicity / Consultations (Expiry date 10/05/2023)

1) **Neighbour responses**

None received.

2) **Other Consultee responses**

None 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.

The proposal will be a relatively modest size (using the existing footprint of the conservatory) and will use wall, window and door materials to match the existing property. Although the proposed membrane roof with roof lantern will not match the existing properties tiled roof, it is not deemed it will cause significant harm to the design and character of the existing property. Due to the location to the rear of the property the proposal will not be visible from the streetscene and not result in significant harm. A condition is recommended requiring the materials to be as stated on the application form.

With this, the proposal would accord with LDF Policy DM1 (A) 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 conversion of the existing conservatory to orangery will retain the same existing footprint and will be located 1.2 metres away from the common boundary with 55 Cauldwell Villas and 1 metre from 51 Cauldwell Villas and as such will not result in significant overdominance/loss of outlook/overshadowing. The proposal will be located 15 metres away from the rear common boundary with 56 King George Road and due to this distance will not result in significant overdominance/loss of outlook/overshadowing.

Overlooking/Privacy Concerns:

The proposal will remove windows on the northern elevation; currently both the southern and northern elevations of the conservatory include glazing. It is considered that the solid brick wall facing towards no.55 Cauldwell Villas will create betterment and be an improvement in respect of overlooking/loss of privacy to existing.

A window is proposed to face towards 51 Cauldwell Villas, however it is noted that glazing is currently located within the conservatory and as such there would be no change from the existing situation. Furthermore, with the footprint being retained as existing there would be a separation distance between the proposal and the common boundary of 1 metre. The existing 1.8m boundary treatment would also be retained, providing screening towards 51 Cauldwell Villas private rear amenity space. As such it is considered that the proposal would be acceptable form of development.

The doors and windows proposed to the rear will look primarily into the applicants own rear garden and beyond towards the rear of no. 56 King George Road and its rear amenity space. There is an existing fence and planting providing screening and due to depth of the gardens, there would be in excess of 36m between the facing elevations, and as such is acceptable.

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 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), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

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

Proposed Plans Rec 06/03/2023

Proposed Site Plan received 29/03/2023

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 facing materials of the development hereby permitted shall be as detailed on the planning application form received 06/03/2023.

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: Drewe Russell
Signed: Drewe Russell
Date: 21/06/2023

Authorised Signatory: Helen Lynch
Date: 22/06/2023

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