

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0232/23/HFUL
Proposal: Alterations to provide ground floor utility room and shower room and patio doors to kitchen/dining.
Location: 5 Glencourse
East Boldon
NE36 0LW

Site Visit Made: 26/04/2023

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 applicant property is a semi-detached brick and tiled roof constructed dwellinghouse that includes a driveway to front and a rear garden. The property is part of a collection of semi-detached properties also constructed from brick and a tiled roof that includes driveway to front and a garden to the rear helping to create uniformity to the streetscene. The site is bounded by no.3 Glencourse to the south, which is the adjoining semi, and a detached two-storey dwelling house no.7 is located to the north. To the rear of the property is a rear lane that provides access to the rear of properties located on Station Terrace (which comprises of retail units at ground floor level and residential units above), Glencourse (no.'s 1,3,5,7) and further properties in Saint John's Terrace.

The applicant seeks planning permission for the removal of existing openings and replacement as follows:

- The removal of the existing vertical window to the rear of the property and the replacement with a new proposed White UPVC window to the rear to provide light to the proposed shower room.
- The removal of the existing rear window to the rear to be replaced with white UPVC French doors to the rear elevation.
- The removal and bricking up of the existing side elevation window replaced with a smaller white UPVC window that will be located further towards the rear of the property than the removed existing side elevation.

Publicity / Consultations (Expiry date 04/05/2023)

1) Neighbour responses

None received.

2) Other Consultee responses

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.

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 alterations to the rear windows replaced with new smaller window and French Doors will be constructed of white UPVC to the rear elevation and will be a sympathetic addition. This will not be visible from the streetscene due to the location to the rear of the property.

The proposed alteration to the side elevation will brick up the existing rear window with matching brick to that of the existing house which will represent a sympathetic addition and the new proposed white UPVC will match the existing white UPVC window material.

As such, the proposal 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.

The proposed works are considered to be modest additions and due to the nature of the works will not lead to any resultant overdominance, loss of outlook or overshadowing to the occupiers of neighbouring properties, specifically no. 3 and 7 Glencourse.

The proposed replacement window to the rear will replace an existing vertical window but due to its location to the rear the proposed window will primarily look towards the applicants rear garden and not directly towards 7 or 3 Glencourse private rear amenity space and is acceptable.

The proposal removal of existing rear window at ground floor with French doors will not result in significant overlooking/loss of privacy to 7 or 3 Glencourse as the outlook will be similar to that of the existing window and will look primarily to the applicants rear garden and not towards neighbouring properties private amenity space.

The proposed window in the side elevation will look towards 7 Glencourse side elevation but the proposed window will have a similar outlook to the existing side window and will not result in a significant overlooking/loss of privacy to warrant a refusal. The window would be located 4.3 metres from the common boundary with no. 7 Glencourse, providing a satisfactory separation distance.

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.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B) and the guidance contained within SPD9.

Highways and parking

The proposal will not impact on the existing parking provisions and as such it is therefore judged 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 and 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 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.0 received 14/03/2023

Drg No.5 received 14/03/2023

Drg No.6 received 14/03/2023

Drg No.7 received 14/03/2023

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. 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

List of plans for standard note

Case officer: DR

Date: 05/05/2023

Authorised Signatory: Helen Lynch

Date: 05/05/2023

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