DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0317/23/HFUL
Proposal: Rear single storey extension.
Location: 15 Whitburn Terrace
East Boldon
NE36 0TF

Site Visit Made: 12/09/2023

Relevant policies/SPDs

1 DM1 - Management of Development

2 SPD9 - Householder Developments

3 EBNP Policy EB3 - Design

Description of the site and of the proposals

The applicant property is a semi-detached rendered and tiled roof property that includes a front and rear garden. The applicant's property is part of a collection of semi-detached properties that all include an outbuilding to the rear of the property.

The proposal is for a rear extension to provide a ground floor accessible bedroom and ensuite.

The proposed rear extension will extend beyond the existing outbuilding that is located at the rear of the property and that is present to the rear of other neighbouring properties, including the immediate neighbours no. 14 Whitburn Terrace located to the north and the attached neighbour no. 16 Whitburn Terrace, to the south. It will project 2.8m beyond the existing outbuilding, creating a total length of 8.05m, have a width of 4.4m and a total height of 3m. The proposal would be constructed from brick and a flat roof to match the existing outbuilding.

Revised drawings were received from the agent on 21/09/2023 in response to comments received from the Transport Development Officer (as Local Highway Authority), which raised objections to the inclusion of a driveway and dropped kerb due to a resultant sub-standard driveway length. As such, amended plans were received removing these elements from the plans and the application description was also revised. In accordance with the Council's SCI no further neighbour notification was undertaken, not being required due to the nature of the amendments.

Publicity / Consultations (Expiry date 20/07/2023)

1) Neighbour responses

None received.

2) Other Consultee responses

Transport Development Officer (as Local Highway Authority) which can be summarised as follows:

- The required length of driveway, 4.8m long, as a minimum, as indicated in SPD6 parking standards, cannot be satisfactorily accommodated, within the in-curtilage area available. If the driveway was permitted, it would result in vehicles over-hanging the footway causing an obstruction of the highway and to pedestrians on the footway, to the detriment of pedestrian safety.

- It is therefore necessary for the access and driveway parking area be removed from the planning application submission details for the scheme to be considered acceptable to the Highway Authority.

- The Highway Authority cannot agree to the request for vehicular access at this location to serve a sub-standard driveway length.

Case Officer comment: As detailed above amended plans were received removing the proposals for a dropped kerb / driveway.

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

East Boldon Neighbourhood Plan policy EB3 promotes high quality design that respects local character and safeguards amenity. Policy EB3 also refers to the East Boldon Design Code and that proposals should have regard to this.

LDF 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 states that for single-storey rear extensions Single- storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 4 metres in respect of detached houses or 3 metres in respect of semi-detached or terraced houses will generally be acceptable. Where such extensions do not exceed 4 metres in height, in either case, the development would be permitted development.

The proposal will have a total projection of 8.05 metres, projecting an additional 2.8m metres from the rear wall of the existing outbuilding wall. Based on the symmetrical and repeated position of outbuildings along the rear elevations of neighboring dwellings, it is not considered that the proposal will result in significant harm in terms of design and character. Located to the rear, the proposal will not be highly visible and will not result in significant harm to the streetscene.

The proposal would accord with East Boldon Neighbourhood Plan Policy EB3 – Design, 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/ Overshadowing:

Although the proposed rear extension will have a total projection of 8m from the main rear wall of the dwelling, the proposal will itself only extend beyond the rear elevation of the existing outbuilding by 2.8m and that of the neighbours outbuilding at no. 14 Whitburn Terrace. The proposal will be located 1m from the common boundary with 14 Whitburn Road and 2m from the boundary with 16 Whitburn Terrace. Due to the proposed projection from the rear wall of the existing outbuilding, the relationship, footprint, and layout to the neighbours and the separation distances between the common boundary as well as the flat roof design of the proposal, limiting the overall scale and mass of the development, it is considered that the proposals will not result in significant overdominance/loss of outlook/overshadowing to neighbouring occupiers.

Overlooking/Privacy Concerns:

The proposal includes two windows and a door to the southern elevation, but this will look primarily into the applicant's garden and be located 2m from the common boundary with 14 Whitburn Terrace and will not result in significant overlooking/loss of privacy. An obscure glazed window is proposed within to the north elevation but will not result in significant overlooking/loss of privacy due to the obscure glazing and it will face in the rear garden of 14 Whitburn Terrace.

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 existing applicant property does not include off street parking and the proposal, as amended do not propose the introduction of new off-street parking and would be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

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

Existing and Proposed Plans Drg No L(2-) 01 received 21/09/2023

Existing and Proposed Site Layout Plans Drg No L(2-) 02 received 21/09/2023

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 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: 28/09/2023

Authorised Signatory: Helen Lynch
Date: 29/09/2023

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