DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0455/23/HFUL
Proposal: Proposed single storey front lounge and hall extension
Location: 8 Cedar Grove
Whitburn
SR6 7BD

Site Visit Made: 05/07/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

2 SPD9 - Householder Developments

3 WNP Policy WNP2 - Whitburn Design Guidelines

Description of the site and of the proposals

The application property is a semi-detached dwelling located on the western side of Cedar Grove. The neighbour to the south is a semi-detached dwelling (7 Cedar Grove) and attached to the application property. The neighbour to the north is a semi-detached dwelling (9 Cedar Grove). Beyond the rear gardens of these properties to the west are properties at Cedar Grove. To the east lies the highway and beyond this further properties at Cedar Grove. The proposal seeks permission to erect a single storey front extension.

Publicity / Consultations (Expiry date 24/07/2023)

1) Neighbour responses

None

2) Other Consultee responses

Whitburn Neighbourhood Forum: No comments received.

Assessment

In assessing this application, due regard has been had to the requirement of Section 149 of the Equality Act 2010. 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 / visual amenity

The proposal would be visible from the public domain and would protrude 1.4 metres forward of the original front elevation, in line with the guidance as set out in SPD9, and would measure approximately 3.6 metres in height to the ridge, which is considered to be acceptable in visual amenity terms. The proposed materials including the brickwork, roof tiles, and uPVC windows would match those on the existing dwelling. It is considered that the whole proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity.

A condition is suggested with regards to the materials of the proposed extension being of a similar appearance to those used in the host dwelling, and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9, and Policy WNP2 of the Whitburn Neighbourhood Plan.

Impact on residential amenity

The adjoining neighbour to the south (7 Cedar Grove) would be most affected by the proposed single storey rear extension element, this would be positioned adjacent to the front window of this neighbour with no openings facing this neighbour. Given all this, along with the size of the proposal, it is not considered any adverse amenity, privacy or overshadowing impacts would occur to this neighbour.

In terms of the neighbour to the north (9 Cedar Grove), the closest ground floor habitable room window is set off the development at a distance of approximately seven metres. Given this, it is not considered any adverse amenity, privacy or overshadowing impacts would occur to this neighbour.

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).

Highway safety and parking

As a result of the proposal, the existing 'driveway' of the application property would be reduced in length to 4.5 metres. This is contrary to the guidance as set out within SPD9 which sets out where an off-street parking space exists, this should be retained with a minimum driveway length of 5.5 metres. However it is noted from the plans submitted and case officer's site visit the entire front garden is already block paved, and the plans indicate a vehicle would be able to park perpendicular to the property.

It is also noted that the property does not have a dropped kerb access leading to this block paved area and so this should not be utilised for the parking of vehicles. However, this would be a matter for Highways legislation to enforce (as the dropped kerb would be a permitted development but requires highway authority approval) and this would not preclude the granting of planning permission for the development as submitted. An informative is recommended in this regard. Given all of the above, the proposal is considered acceptable in terms of highway safety and parking and in accordance with LDF Policy DM1 (G).

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 Project No. 0662 Drg No. 3183 received 09/06/2023

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

3 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at: https://www.gov.uk/party-wall-etc-act-1996-guidance

4 Alterations to the adopted highway/footway to create or widen a vehicular footway crossing will require the approval of the Council as Local Highway Authority. Please see https://www.southtyneside.gov.uk/article/38198/Dropped-kerbs-and-crossovers or call 0191 427 7000 for further information.

Case officer: Nick Graham
Signed: N. Graham
Date: 31/07/2023

Authorised Signatory:
Date:

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