DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0630/23/HFUL
Proposal: Single storey rear extension with dome skylight to replace existing conservatory, with same footprint.
Location: 3 West View
Hedworth Lane
Boldon Colliery
NE35 9JD

Site Visit Made: 25/09/2023

Relevant policies/SPDs

1. DM1 - Management of Development (A & B)
2. SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for the erection of a single storey rear extension at the above address. The property is a semi detached property, with the adjoining dwelling, 4 West View, to the north west, and the detached neighbour at 2 West View to the south east. The host dwelling has been extended previously by way of a two storey rear extension and single storey rear extension. There is an existing conservatory to the rear of the dwelling which is to be demolished. The rear garden of the property is bounded by a 1800mm high close boarded fence to the north and west, and a 1500mm high fence to the south.

Planning permission is sought for the erection of a single storey sunroom extension to the rear. The proposed extension would project 3.4 metres from the rear of the dwelling, measure 3.1 metres in width, and 2.7 metres to the highest point. The sunroom would have a blank brick boundary wall facing no. 4 West View, bi folding doors to the rear elevation and windows to the south facing elevation. The proposed sunroom would have the same footprint of the existing conservatory which is to be demolished, and would also measure 2.7 metres to the highest point.

The proposed extensions would be constructed from materials to match the host dwelling.

Planning History

ST/0833/02/DM Proposed kitchen extension and erection of conservatory. Approved 20/09/2002.

ST/0437/16/HFUL First floor rear bedroom extension above kitchen offshoot. Approved 31/08/2016.

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

1) **Neighbour responses**
None received.

2) **Other Consultee responses**
N/A

Assessment

The main issues relevant to the assessment of this proposal are the:

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity

Design / Visual Amenity

Part 12 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment.

Policy DM1(A) of the South Tyneside LDF seeks to ensure new development is appropriate for the host building.

SPD9 (House Holder Developments) of the South Tyneside LDF provides guidance in respect of householder developments.

Paragraph 8.1 of SPD9 states that 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.

In this case it is noted that the host property is semi detached and the proposed rear extension would measure 3.4 metres from the rear elevation. However, the existing conservatory has identical projection and height to what is proposed here. As such, the proposed rear extension is considered to be a suitably designed rear extension, subservient in the context of the host property, proportionate in terms of its overall scale and massing and using a similar palette of materials to the host property.

The rear extension would not be visible from West View/ Hedworth Lane. It is therefore considered that the proposed extension would have a neutral effect on the character and appearance of the street scene.

It is considered that the proposals would accord with LDF Policy DM1 (A) and the objectives of SPD9.

Residential Amenity

Parts 12 and 15 of the NPPF, require that a good standard of amenity for existing and future users be ensured, whilst seeking to prevent both new and existing development from contributing to, or being put at unacceptable risk from unacceptable levels of pollution. In line with this, Policy DM1(B) of the South Tyneside LDF seeks to protect residential amenity of neighbours from harmful impacts from development.

The extension would be located adjacent to the boundary with the attached neighbouring property, no.4 West View. The proposed extension would have the same projection and height as the existing conservatory and as such would not impact upon the residential amenity of the occupier of no 4 West View to a greater level than the existing situation.

The wall facing the neighbouring property will be blank, and as such there would be no impact upon the privacy of this neighbour as a result of the development.

Given the orientation of the application site and the rear extension proposed in relation to the detached neighbour at 2 West View to the south east, there would be no loss of privacy, overbearing or overshadowing impacts created to the detriment of this dwelling as a result of the works proposed.

It is considered that the proposals would accord with LDF Policy DM1 (A) and the objectives of SPD9.

Conclusion

It is considered that, in the site circumstances and context of this particular case, that this proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A & B), having regard to all other material planning considerations, including the design guidance in SPD9. The proposal is considered to be an acceptable form of development, subject to the inclusion of the suggested conditions.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

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 & Proposed Plan & Elevations Plan Rec. 23/08/2023

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

Case officer: Adam Williamson
Date: 6th October 2023

Authorised Signatory:
Date: