

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0651/23/HFUL
Proposal: Demolition of existing sun room and erection of single storey orangery extension
Location: 112 Front Street
East Boldon
South Tyneside
NE36 0SG

Site Visit Made: 17/10/2023

Relevant policies/SPDs

- 1 DM1 - Management of Development
- 2 DM6 – Heritage Assets and Archaeology
- 3 SPD9 - Householder Developments
- 4 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009
- 5 EBNP Policy EB3 - Design
- 6 EBNP Policy EB4 - Heritage assets

Description of the site and of the proposals

The application site is an end terraced property fronting onto Front Street (A184), within the East Boldon Conservation Area, a short distance from the junction where Front Street meets with Boker Lane.

The East Boldon Conservation Area Appraisal (2006) identifies that the application site lies within the core of East Boldon, on a long straight section of the historic Newcastle-Sunderland Road, sloping gently down from west to east. Being at the heart of the village's organic growth and redevelopment, the mix of buildings which now lines both sides of the street is interesting and eclectic, ranging from converted seventeenth- and eighteenth-century vernacular farmhouses through impressive suburban Victorian terraces to sensitive twentieth century infill. With its mix of neighbourhood uses, the street retains a strong local village feel and, despite constant through traffic, is an attractive and inviting place to be.

The East Boldon CAMP states that Nos. 110-116 (Front Street) are the most altered (No. 116 has overly dominant and poorly detailed extensions, No. 114 is modern infill and No. 110 has awkward replacement windows) but nonetheless generally represent the organic rural growth of this part of the village.

The proposal is for a single storey rear extension. It would project a total of 6m from the existing rear wall, have a total width of 3.8m and a total height of 3.5m (including the proposed roof lantern). It proposes to be constructed from render to match the existing property and would have a flat GRP roof with roof lantern and include white UPVC bi-fold doors to the rear elevation. It would be located 0.6m from the common boundary with No.114 Front Street.

Publicity / Consultations (Expiry date Neighbour Letters 19/10/2023. Site notice expiry 07/11/2023)

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

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. The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its effect on visual amenity and heritage assets;
- Impact on residential amenity;

Design/Visual Amenity/ Heritage

NPPF advocates the importance of achieving good design in new developments, which show sensitivity to heritage assets and the historic environment.

The proposed development site is within the East Boldon Conservation Area; therefore regard must be given to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to assess the impact on the character, appearance and significance of the designated heritage asset.

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

Policy DM6 of the South Tyenside LDF seeks the protection, preservation and enhancement of the Borough's heritage assets and their settings.

SPD 9 'Householder Developments' advises that for semi-detached and terraces houses rear extension extensions which require planning permission, can achieve a projection of 3 metres. In modern, dense developments, permitted development rights have been removed because even relatively modest extensions may have a disproportionate impact on the amenity of neighbours. In such cases, and in all cases where permitted development" limits would be exceeded, proposals will be considered having regards to the general principles set out in Section 3.

SPD 15 sets out principles for development which states that the Council will only permit development in, or affecting the setting of, East Boldon Conservation Area that protects, preserves and where possible enhances its character or appearance.

Policy EB3 of the East Boldon Neighbourhood Plan encourages high quality and sustainable design and sets out the key principles that should be addressed as part of proposals for new development whilst seeking to ensure the plan area does not place unnecessary restrictions on new development.

Policy EB4 of the East Boldon Neighbourhood Plan states that development within or affecting the setting of the East Boldon Conservation Area will be supported where it preserves or enhances the character or appearance of the conservation area and its setting.

This area of Front Street contains a mix of housing types ranging from detached to terraces, with a small number of these properties hosting rear extension. The proposed rear extension at no. 112 Front Street is considered to be acceptable in terms of sensitive consideration to its surroundings, comprising a small addition to the rear of the property.

The proposed rear extension would not be visible from Front Street, and as such would not detract from the character and appearance of the main street scene. The rear extension would be visible from the private access to The Gables off North Road to the rear of the application site at a distance of over 45 metres. Although the proposed flat GRP roof would not match the existing properties tiled sloped roof, due to its location to the rear the proposal would not be visible from the front of the property. Furthermore, it would be set back approximately 37m from North Road and as such would not be significantly visible. As only a limited view of the proposed rear extension would be possible from outside of the conservation area boundary, it is considered that the proposal would not be detrimental to the setting and appearance of the wider East Boldon Conservation Area.

Given the above and having regards to S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, taking into account the outlined site circumstances, as well as the character and appearance of the host dwelling and wider area, it is judged that the visual impact of the proposal on the dwelling and the immediate street scene (including conservation area) would, on balance, be acceptable, having regard to scale and proportions, use of materials and architectural detailing. The proposal is in accordance with policies EB3 and EB4 of the East Boldon Neighbourhood Plan, LDF policies DM1 (A & C) and DM6 of the South Tyneside LDF and having regard to guidance in SPD9 and SPD15.

Residential Amenity

The NPPF requires that a good standard of amenity for existing and future users be ensured. 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 attached neighbour (no. 110 Front Street) is located east of the applicant property. The proposed rear extension would not have an adverse impact on the attached neighbour as the rear extension would be largely screened from view due to the existing rear offshoot located on the common boundary with no. 110 Front Street. The proposal would replace the existing rear offshoot and although it would project a total of 6m, it would only project 3 metres beyond the rear extension to No. 114 Front Street and as such, due to this relatively modest projection and proposed set in from the common boundary, it will not result in significant overdominance or overshadowing. No windows are proposed within the side elevations, windows are only proposed to the rear elevation that will primarily look towards the applicant's rear garden and will not result in overlooking to immediate neighbours. Therefore, the proposal is not considered to adversely impact upon the any immediate neighbours in terms of loss of outlook, privacy, over-shadowing and over-dominance.

The adjacent detached neighbours to the rear, no. 24 and 25 North Road, have habitable room windows facing south towards the application site. The proposed rear extension and the proposed glazing to the

rear elevation would be visible from the habitable room windows along the rear elevations at no. 24 and 25, but this would be at a separation distance of over 40 metres, therefore the proposal is not considered to adversely impact upon the adjacent neighbours in terms of loss of outlook and privacy, over-shadowing and over-dominance.

It is considered that the proposed extension be in accordance with Local Development Framework (LDF) Policy DM1 part B and the associated Supplementary Planning Document (SPD) 9 'Householder Developments'.

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 Site Plan Drg No A-02 received 06/09/2023

Proposed Elevations Drg No A-06 rev A received 06/09/2023

Proposed Floor and Roof Plan Drg No A-04 received 06/09/2023

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, with the exception of the roof as detailed on Proposed Elevations Drg No A-06 rev A received 06/09/2023

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 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: 08/11/2023

Authorised Signatory: Helen Lynch
Date: 09/11/2023

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