DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0751/23/HFUL
Proposal: Rear single storey extension and front porch.
Location: Taormina
South Lane
East Boldon
NE36 0SP

Site Visit Made: 27/12/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)
2 SPD6 – Parking Standards
3 SPD9 - Householder Developments

Description of the site and of the proposals

The proposal seeks permission to construct a single storey rear extension and front porch. The materials proposed would match those on the original property.

The application property is a semi-detached bungalow located in East Boldon.

Publicity / Consultations (Expiry date 20/12/2023)

1) **Neighbour responses**

Comments received from 2 and 3 Prospect Terrace (as summarised below) –

Current parking issues along South Lane and in the surrounding area;
Looking to have parking permits in the area;
Parking will get worse with work vans present;
If application granted the parking issues would be exacerbated

2) **Other Consultee responses**

None

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

Design / visual amenity

LDF Policy DM1 (A) seeks to preserve the visual amenity of an area. Given the nature of the proposal, the proposed rear extension would not be visible and only part of the proposed front porch would be visible from the public domain along South Lane and therefore would not have a detrimental impact on the existing dwelling and street scene. The proposed materials would match those on the existing dwelling. The proposals 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.

Impact on residential amenity

LDF Policy DM1 (A) seeks to preserve the residential amenity of an area

The attached neighbour (Cumberland Lodge) is located west of the applicant property. The proposed front porch would not protrude forward of the main dwelling and therefore not visible from the habitable room windows of Cumberland Lodge.
The rear extension would project 4m beyond the rear elevation of the host property's existing offshoot and would be set back 2.8m from the side boundary shared with Cumberland Lodge and given this distance there would be no significant harm to the residential amenity of that property in terms of overdominance, overshadowing and loss of outlook. The side elevation facing the attached neighbour is proposed to host 2 no. narrow windows. A condition has been included to obscure these windows which would protect the attached neighbours privacy.

The adjacent neighbour (Passchendaele) located east of the applicant property hosts a single storey side/rear extension which is set back 2m from the side boundary shared with Taormina. The rear elevation hosts numerous windows, one of which is close to the side boundary, however as the rear elevation of Passchendaele is south facing, these windows would benefit from sunlight throughout the day. The proposed rear extension at Taormina would be visible from the rear windows however it would not create an over dominant feature. The side elevation facing the adjacent neighbour is proposed to host 2 no. narrow windows. A condition has been included to obscure these windows which would protect the privacy of the attached neighbour. The proposed front porch would be a infill in between the existing detached garage and front entrance which would not project any closer to the adjacent neighbour than the existing side elevation.

It is therefore considered that the proposal would not result in a loss of amenity to the attached and adjacent neighbour through loss of outlook, privacy, light, over shadowing or over dominance.

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

A number of comments were received regarding parking issues in the area and that the parking issues would be exacerbated. The proposed development would not reduce the amount of available car parking on site and the surrounding roads are subject to TROs which restrict car parking in the area. It is considered that there would be a sufficient level of in curtilage car parking in line with the car parking standards as set out in SPD6. As such it is not considered that the proposed development would lead to significant harm to highway safety.

Concerns regarding contractors ignoring parking restrictions are noted but this is not a planning matter. Concerns regarding residents of other properties, customers to local businesses and employees of the local school parking on Prospect Terrace are noted, however this is not relevant to this householder planning application. Concerns were also raised regarding highway safety and car parking during the construction phase, however this is not a material planning consideration.

It is therefore considered that the application is acceptable in terms of highway safety.

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 and Proposed Plans – Received 23/10/2023
- Proposed Floor Plans – Received 23/10/2023

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.

4 Prior to the first occupation of the rear extension hereby permitted, the windows within the side elevations of the hereby permitted extension facing the common boundary with Cumberland Lodge and Passchendaele shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The form of windows and obscure glazing shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential 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: Emma Thomas
Signed: E. Thomas
Date: 15/01/2024

Authorised Signatory: Seán Gallagher
Date: 16/01/2024

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