DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0798/23/HFUL
Proposal: Single storey rear sun lounge extension with flat roof and pitched glazed roof lantern
Location: 15 Mansfield Court
West Boldon
NE36 0PL

Site Visit Made: 30/11/2023

Relevant policies/SPDs

1 DM1 - Management of Development

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a semi-detached bungalow located in West Boldon. It is constructed from brick and a tiled roof. To the rear and side of the property is an attached garage. To the north of the property is 14 Mansfield Court and to the south is 16 and 17 Mansfield Court.

The application seeks full planning permission for a single-storey rear sun lounge extension with a flat roof and pitched glazed roof lantern. The proposal would project 3.6m, have a total width of 6.4m and a total height of 3.2m (including the roof lantern). It would be constructed from brick to match the existing property and a flat roof with roof lantern. Bi-fold doors are proposed to the rear.

Publicity / Consultations (Expiry date 13/12/2023)

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

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

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 semi-detached houses 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, unless such rights were withdrawn when the original development was granted planning permission.

The proposed rear extension projection is greater than typically allowed for semi-detached houses however due to its location to the rear of the existing application property it would not be so highly visible from the streetscene to cause significant harm to the visual amenity of the area. As such the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Residential amenity

LDF Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The 3.6m projection of the rear extension would be greater than the guidance as set out in SPD 9 for a semi-detached house. However, the proposed rear extension would be located 1.05m from the common boundary with 23 Mansfield Court, and approximately 2m from that property itself. Therefore, whilst the proposed extension would project 3.6m beyond the rear building line of No. 23, given the distance between the two properties, there would be no significant harm in terms of overdominance, loss of outlook, or overshadowing.

The proposal would not result in significant overdominance, loss of outlook or overshadowing to 14 Mansfield Court due to the application property's existing garage that is located on the northern boundary which would screen the proposal from No. 14 and this would mitigate against any overdominance, loss of outlook or overshadowing.

Bi-fold doors are proposed to the rear but would look primarily towards the site's private garden and would not result in overlooking/loss of privacy to neighbouring properties.

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 proposal would not impact the existing off-street parking provided by the driveway and garage and would be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

Recommendation

Grant Permission Householder with Conditions

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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 0777-9618-806 received 03.11.23
Proposed Site and Roof Plan received 03.11.23

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 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: 06/12/2023

Authorised Signatory: Seán Gallagher
Date: 18/12/2023

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