DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0814/23/HFUL
Proposal: Removal of existing windows and bay window to rear side of property on ground floor. Erection/installation of new box bay windows design with new double glazed units in black with oak accent detail. Installation of new lightweight roof to existing conservatory in slate effect. Installation of new black aluminium bi-fold doors with double glazing, allowing the kitchen to be extended into this room.
Location: 11 Station Road
East Boldon
NE36 0LD

Site Visit Made: 26/01/2024

Relevant policies/SPDs

East Boldon Neighbourhood Plan – Adopted December 2021

1 EB3 – Design
2 EB4 – Heritage Assets

South Tyneside Council - Local Development Framework

1 DM1 - Management of Development (A, B, C and G)
2 DM6 - Heritage Assets and Archaeology (B – iii)
3 SPD9 - Householder Developments
4 SPD15 - East Boldon Conservation Area Management Plan
5 East Boldon Conservation Area Character Appraisal

Description of the site and of the proposals

The property the subject of this application is a two storey end terrace house located on the north side of a long, primarily residential street, and is within the East Boldon Conservation Area.

This application seeks planning permission to remove the existing ground floor windows and bay window to rear side of property and to erect 2 no. box bay windows with detailed wooden panelled fascia, double glazed units finished in black with oak accent detail. Also proposed is the installation of new lightweight slate effect roof to the existing conservatory, the installation of black aluminium bi-fold doors with double glazing and the reclaimed brickwork will match the existing brickwork.

Although the property is located in the East Boldon Conservation Area, a site notice was not deemed necessary for this application as the proposed development would be to the rear of the dwelling and not visible from the public domain along Station Road.

Publicity / Consultations (Expiry date 15/02/2024)

1) **Neighbour responses**
None

2) **Other Consultee responses**

Historic Environment Officer – No comment received.

East Boldon Neighbour Forum – No response received.

Assessment

The main issues relevant to the determination of this application are the:

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

Design / visual amenity

Given the nature of the proposal, the proposed works would not be visible from within the public domain along Station Road. The proposed works to the existing conservatory would improve the appearance of the structure. The existing bay window would be replaced by a box bay window and match the shape of the proposed larger bay window which would replace the 2 no. existing kitchen windows. Both bay windows would appear subordinate to the main dwelling and the proposed materials would be considered acceptable. Therefore the 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.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials, architectural detailing and existing trees; and would accord with the East Boldon Neighbourhood Plan Policy EB3 (Design), Policy DM1 (A) of the South Tyneside Local Development Framework and the guidance contained within Supplementary Planning Document 9.

Impact on residential amenity

The proposal would not harm the amenities of the neighbours to the north due to the level of spacing between them and those neighbours. In terms of the attached neighbour to the east (12 Station Road), the proposed bay windows would be located along the side elevation directly facing no. 12 however they would project 0.7m leaving a sufficient set back from the side boundary. The attached neighbour to the west (no. 10 Station Road) would not be adversely impacted as the proposed works only include the change of materials to the existing conservatory, which is located adjacent to the side boundary shared with no. 10.

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).

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

Proposed Bay Window Elevation – Received 16/11/2023
Proposed Breakfast Room and Kitchen Layout – Received 16/11/2023
Proposed Perspective Impression - Received 16/11/2023
Proposed Rear Elevation - Received 08/12/2023
Proposed Side Elevation – Received 16/11/2023

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 materials for the proposed boundary treatment hereby permitted shall be as those stated in the application form (received 16/11/2023), on drawing Proposed Rear Elevation (received 08/12/2023) and drawing Proposed Perspective Impression (received 16/11/2023). 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 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: Emma Thomas
Date: 13/02/2024

Authorised Signatory: Seán Gallagher
Date: 13/02/2024

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