DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0824/23/HFUL
Proposal: Single storey rear and front extension, conversion of garage (retrospective)
Location: 3 Ferndale Grove
East Boldon
NE36 0TG

Site Visit Made: 10/01/2024

Relevant policies/SPDs

1 DM1 - Management of Development

2 EBNP Policy EB3 - Design

3 SPD9 - Householder Developments

The applicant property is a detached single storey bungalow located within East Boldon. It includes a front garden and rear garden as well as an attached garage to side. To the west of the property is 1 Ferndale Grove and to the east is 5 Ferndale Grove. To the rear of the property is Ferndale Lane.

The proposal is for a single storey rear extension, a single storey front extension, and the conversion of the existing attached garage to a habitable room. The proposed single storey rear extension would project a maximum of 3 metres from the main rear elevation of the host property, would have a width of 7.25m and would have a total height of 3.2m. It would be constructed from brick to match the existing property and includes a roof lantern. The proposal includes two rear windows and bi-fold doors to the rear. It would incorporate a flat roof.

The proposed front extension would be for a front porch and would have a projection of 1m, have a width of 1.68m and a total height of 3.2m. It would be constructed from brick and a would have a hipped, tiled roof and would include a new front door and window. No side windows are proposed.

The proposal includes the conversion of the existing attached garage to a bedroom which would involve the removal of the existing garage door and replaced with matching brick and window.

Upon the case officer's site visit on 10th January 2024, it was seen that construction of the development had already commenced. As a result, this application is retrospective.

Publicity / Consultations (Expiry date 11/01/2024)

1) Neighbour responses

None received.

2) Other Consultee responses

East Boldon Neighbourhood Forum
No comments received.

Countryside Officer
- A bat survey is not required
- The likelihood of bats being impacted by the proposed work is reduced as only a small portion of the roof will be impacted by the works
- Informative suggested to request biodiversity enhancements

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;
- Highway safety and parking; and
- Biodiversity

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

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.

East Boldon Neighbourhood Plan (EBNP) Policy EB3 seeks to ensure that proposals are designed to convey sensitive consideration of their surroundings.

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 would 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.

SPD9 states that for single storey front extensions/porches for detached dwellings with large front gardens, the extent of the extension would be determined by the available space and upon the character of the existing property, having regard to the general principles set out in Section. In the case of terraced and semi-detached houses, front extensions should not normally project forward from the original dwelling by more than 1.4 metres and side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour.

The proposed rear extension would be of a relatively modest size and scale and due to its location to the rear would not be visible from the wider street scene. The proposal would be constructed from brick to match the existing property. Whilst the proposed flat roof would not match the main part of the host property, there are a number of flat roof extensions to properties in the immediate area and so this is considered to be acceptable. Having regard to this it is considered that the proposal complies with the guidance contained within SPD9.

The proposed front porch would extend 1 metre from the front wall and would be constructed from brick and a tiled roof which would be of modest dimensions and would be constructed of matching materials to that of the existing property. As such the proposal would have limited harm on the applicant property and the wider streetscene.

The proposed garage conversion would include the bricking up of the existing garage door and the replacement with a new window which would be of matching materials to that of the existing property and would represent a sympathetic addition.

As such, the proposal would accord with the NPPF, LDF Policy DM1 (A), East Boldon Neighbourhood Plan Policy EB3 and the guidance contained within SPD9.

Residential amenity

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

The proposed single storey rear extension would project 3 metres from the rear elevation and would be located 0.5m from the common boundary with 5 Ferndale Grove. That property has a single storey rear extension of approximately 5m projection which is set adjacent to the boundary and the side elevation of that extension facing the shared boundary is blank. The proposed extension would not project beyond the rear elevation of No. 5's rear extension and as such would not result in significant harm in terms of overdominance, loss of outlook or overshadowing.

The proposed single storey rear extension would be set 4.8m from the site's western side boundary with No. 1 Ferndale Grove. That property is set significantly further back than the host property and is set upon the shared boundary with the host property. No. 1's eastern side elevation is blank. The proposed extension would not project beyond the rear elevation of No.1 and as a result there would be no significant harm in terms of overdominance, loss of outlook or overshadowing.

The proposed front extension/porch would extend 1 metre from the front wall and would be located 5.8m from 5 Ferndale Grove and 3.9m from 1 Ferndale Grove. Given these distances there would be no significant harm in terms of overdominance, loss of outlook or overshadowing.

The proposed garage conversion would not result in significant overdominance/loss of outlook/overshadowing due to the nature of the works.

The proposed single storey rear extension would include windows and bi-fold doors to the rear but these would primarily look towards the applicant's rear garden and not would not be orientated towards neighbouring properties. The proposed window and bi-fold doors would be located 10.28m from Ferndale Lane to the rear and approximately 30m from the rear elevations of those properties on

Ferndale Avenue to the north. Consequently, there would be no loss of privacy to neighbouring properties as a result of the proposed rear extension.

The proposed front porch proposes a front door and front window that would primarily look towards the applicant's front garden and wider streetscene and as such would not result in significant overlooking or loss of privacy to any neighbouring properties.

The proposed garage conversion includes removal of the existing garage and replaced by brick and a window. This would look towards the front driveway/garden and would not look directly to a neighbouring property and as such would not result in significant overlooking or loss of privacy to any 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 include the removal of the existing garage to make use of an additional room, but the existing driveway would still provide adequate parking for 1 vehicle. Furthermore, there is on-street car parking available on Ferndale Grove to the front of the property. As such the proposal would not result in an unacceptable impact on highway safety or off-road vehicle parking; and would be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

Biodiversity

The countryside team were consulted as part of the application and noted that due to the relatively minor works, the likelihood of bats being impacted by the proposed work would be minimal as only a small portion of existing the roof would be impacted by the works.

As such, an informative has been attached as part of the application to indicate that although the risk of bats and birds using the building for roosting/nesting is low, there is still a possibility.

Recommendation

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), East Boldon Neighbourhood Plan Policy EB3 and the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF. The application is therefore recommended for approval.

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 Plans Drg No FG0302p received 27.11.23

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

2 Biodiversity Enhancement

The NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. The applicant should include a feature in the build itself such as:An integrated Swift Brick (an example of which can be found here: https://www.nhbs.com/manthorpe-swift-brick) in the build itself following the below criteria:

- Under the eaves on the northern or eastern aspects
  A clear flight line must be available to the nest
  An externally fitted bird box following the below criteria:
- Under the eaves on the northern or eastern aspects
- A clear flight line must be available to the nest
- Not placed directly above windows or doors

- Tilt the box slightly forward so rain is less likely to enter the box

An integrated bat box as recommended in the Bat Conservation Trust guidelines. Box suggestions and guidance for installation can be found here; https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes.
There are several guidelines which must be followed to enable the box to be a useful Net Gain feature:

- Tucked beneath the eaves, at least 4m above the ground
- Not placed directly above windows or doors
- Away from artificial light sources
- Placed on the western or southern aspect of the extension (this shelters them from strong winds and exposes the bat box to the sun for part of the day)

Bee Bricks integrated within the building, an example of which can be found here:

- https://www.greenandblue.co.uk/products/bee-brick

Case officer: Drewe Russell
Signed: 18/01/2024
Date: 18/04/2024

Authorised Signatory: Seán Gallagher
Date: 18/01/2024

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