DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0052/24/HFUL
Proposal: Single storey and first floor rear extensions and replacement of flat roofs with pitched roof, re-render front elevation with alterations and a new portico
Location: 26 West Meadows Road
Cleadon
SR6 7TU

Site Visit Made: 13/03/2024

Relevant policies/SPDs

Local Development Framework

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

South Tyneside Local Plan Emerging Policy

3 Policy SP1: presumption in favour of Sustainable Development

4 Policy 47: Design Principles

The NPPF is also relevant.

Description of the site and of the proposals

The application site consists of a detached dwelling located on West Meadows Road, Cleadon. The dwelling is finished with render to the ground floor with horizontal timber cladding above under a slate roof. The dwelling has been extended several times historically with a number of extensions to the rear of the property, and it is set within spacious grounds. To the north of the site is no. 24 West Meadows Road, and to the south is 28 West Meadows Road. The rear garden boundaries are marked by a 1800mm high fence and mature planting. The site lies outside the Cleadon Conservation Area, the boundary of which is approximately 135 metres to the north.

Planning permission is sought for the erection of hipped roofs above the existing flat roof two storey extensions, and a single storey rear extension with a balcony above to the rear of the property. A portico is proposed to the front of the dwelling. The scheme also involves rendering the dwelling in a colour to match the existing.

The proposed rear extension would measure approximately 10.4 metres in width (and would infill a void created from the existing 'u' shaped floor plan of the property), 4.6 metres in length, and 3.1 metres to the highest point and would have a lantern roof window. A balcony is proposed to the roof of the extension, which would project 2 metres from the rear of the dwelling.

The proposed pitched roofs to the existing rear two storey extensions would measure approximately 7.1 metres from ground level and would be finished with slates to match the existing dwelling.

The portico to the front elevation would project approximately 1.2 metres from the front of the dwelling, 2.6 metres in width, 2.7 metres to the eaves and 3.9 metres to the ridge.

The scheme also involves inserting an ensuite window to the 1st floor of the front elevation, a new door serving a utility room and dining room window to the northern elevation ground floor.

Publicity / Consultations (Expiry date 25/03/2024)

1) **Neighbour responses**
None

2) **Other Consultee responses**

Countryside: The applicant has submitted the following documents relating to ecology to inform their application, other submitted documents will be used to form a full response but may not be listed below:

- Preliminary Roost Assessment, 26 West Meadows Road, Cleadon, SR6 7TU. Version 1, 19th February 2024 by RH Ecological Services.

The building was assessed internally and externally by a suitably qualified professional during a survey on the 9th February 2024. The report concluded that the building was of moderate suitability to support roosting bats however the features would not be impacted by the proposed works and no further surveys were recommended.

I am satisfied that the ecological survey work undertaken is in accordance with good practise and is adequate and appropriate to support this planning application. As no bat roost was recorded at the property there are no likely direct impacts on this protected species from this proposed development however as bats are highly mobile animals, there remains a residual risk that bats could be found during works. A precautionary working method statement has been provided in appendix 1 of the submitted report and must be provided to all contractors working on the project.

I have included additional informatives for both bats and birds below due to the residual risk to both.

Bat Informative

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should a bat or signs of bats be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

Natural England Bat Advice Line: 0345 1300 228

Breeding Bird Informative

Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active birds nest. An active nest is one which is in the process of being built or contains eggs / chicks. Activities which may affect nesting birds must be organised and timed to avoid the bird breeding season which is March to August inclusive. Failure to do so may result in an offence being committed, regardless of planning consent, and could lead to prosecution under the Wildlife and Countryside Act 1981.

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 Case Officer should seek to secure the inclusion of a feature 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
    - Not placed directly above windows or doors
- An integrated bat box within the build itself. Information and a suggested product can be found on the Bat Conservation Trust website; https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/external-ready-made-bat-boxes-integrated-bat-boxes
- There are several guidelines which must be followed to enable the box to be a useful enhancement 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 house (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. These are inexpensive, easily concealed within a building and provide suitable habitat for a range of species. An example of which can be found here:
    - https://www.greenandblue.co.uk/products/bee-brick

Assessment

A Regulation 19 version of the South Tyneside Local Plan was recently subject to consultation from 15/01/2024 to 03/03/2024 and this marked the second of two statutory consultation periods in the plan making process. While the draft Local Plan is now at a more advanced stage of preparation, with the Regulation 19 consultation completed, the extent to which there are unresolved objections to particular policies is currently being assessed and therefore only very limited weight can be afforded to policies in the emerging local plan at the current time having regard to paragraph 48 of the NPPF. As such, any relevant emerging local plan policies that were listed earlier in this report are not appraised in detail in the assessment set out below.

Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies and all other material planning considerations, it is considered that the main issues for consideration are the design and impact upon on visual amenity; the impact on residential amenity and ecology.

Design and Impact on Visual Amenity

Part 12 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment.

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 (Householder Developments) of the South Tyneside LDF provides guidance in respect of householder developments. Paragraph 8.1 of the design guidance in 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 will generally be acceptable but does allow the scope for extensions larger than this to be granted planning permission where their impacts are considered to be acceptable on their planning merits and based on the site-specific circumstances. As the application dwelling is detached and is considered to be part of a low-density development, the guidance in section 7 of the SPD is not directly applicable to this proposal.

The proposed rear extension would extend approximately 4.6 metres from the original rear elevation of the dwelling at the longest point and would infill the 'u' shape to the rear of the property. The dwelling occupies a large plot and the rear of the dwelling is not visible from wider public vantage points. The balcony above would have a glass balustrade set 2 metres back from the edge of the roof of the extension. The proposed extension would be constructed from materials to match the dwelling, and as such the proposal would be in keeping with the character and appearance of the host dwelling and surrounding area in this respect.

The addition of the pitched roofs to the existing flat roof extensions is a welcomed addition which would improve the visual appearance of the existing extensions to the rear of the property.

The proposed portico to the front of the dwelling would be a well-designed subservient addition to the property and would not appear alien within the wider street scene.

Given the above, the proposed extensions are acceptable in terms of their design and impact on local visual amenity. Therefore, the proposal would accord with Policy DM1 (A) and guidance in SPD9.

Residential Amenity

Parts 12 and 15 of the NPPF, require that a high 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.

It is considered that the proposed infilling of the rear 'u' shape would not create any significant impact to the amenity of the occupants of this neighbouring property in terms loss of outlook or overbearing impacts. The proposed balcony to the rear elevation would not create any overlooking impacts as views to the north and south towards neighbouring dwellings would be obscured by the walls of the existing 2 storey rear extensions, and the dwellings to the west on Woodlands Drive are sited over 59 metres away with mature dense vegetation in between ensuring no direct views would be possible.

The addition of the pitched roof to the existing rear extensions would not cause any overbearing or overshadowing impacts to neighbouring properties given the separation distances between the neighbouring properties to the north and the south of the application site.

The WC window to be inserted to the front elevation would be obscurely glazed and as such would not impact upon neighbouring properties.

It is considered for the reasons elaborated above that the proposal would be acceptable in relation to the impact on the residential amenities of the occupiers of the neighbouring properties, in accordance with Policy DM1(B) guidance in SPD9.

Ecology

Part 15 of the NPPF seeks to ensure that proposals show regard to the protection and enhancement of internationally and nationally important sites and species; contributing and enhancing the natural and local environment by ensuring there is no net loss of biodiversity.

Given the nature of the proposal, it is not considered to give rise to any significant on-site material impacts in relation to ecological considerations.

The Council's Countryside officer commented on the application and recommended that bat boxes and Swift Bricks be incorporated into the design. An informative is included in this regard however as it is not considered necessary to include a condition requiring the bat boxes to be constructed. This is because they are not deemed to be necessary to make the development acceptable in planning terms.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A and B) and would not undermine the guidance contained within the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

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/ Proposed Plans/ Elevs Drg. No. 117323-01 Rev P1 Received 25/01/2024

Existing/ Proposed Roof Plan Drg. No. 117323-02 Rev P1 Received 25/01/2024

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 as specified on the Existing/ Proposed Plans/ Elevs Drg. No. 117323-01 Rev P1 Received 25/01/2024 and the application forms received 25/01/2024.

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 Bat Informative
All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should a bat or signs of bats be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.
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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. You may wish to consider the following when carrying out the development:

" 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:
- o Under the eaves on the northern or eastern aspects
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" An integrated bat box within the build itself. Information and a suggested product can be found on the Bat Conservation Trust website; https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/external-ready-made-bat-boxes-integrated-bat-boxes

" There are several guidelines which must be followed to enable the box to be a useful enhancement feature:
- o Tucked beneath the eaves, at least 4m above the ground
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- o Away from artificial light sources
- o Placed on the western or southern aspect of the house (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. These are inexpensive, easily concealed within a building and provide suitable habitat for a range of species.

An example of which can be found here:
- https://www.greenandblue.co.uk/products/bee-brick

Case officer: Adam Williamson
Date: 26th March 2024

Authorised Signatory: *G. Simmonette*
Date: 26/03/2024

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