DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0099/24/HFUL
Proposal: Proposed side extension to existing detached dwelling, to both sides.
Location: 5 Gordon Drive
East Boldon
NE36 0TD

Site Visit Made: 02/04/2024

Relevant policies/SPDs

1 DM1 - Management of Development

2 DM6 - Heritage Assets and Archaeology

3 SPD9 - Householder Developments

4 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009

5 LP Policy 1 - Promoting healthy communities

6 LP Policy 47 - Design Principles

7 LP Policy SP1 - Presumption in favour of Sustainable Development

8 EBNP Policy EB3 - Design

Description of the site and of the proposals

The applicant property is a detached property located within East Boldon Conservation Area.

The proposal is for two side extensions to the existing detached dwelling to both sides. The proposed two storey extension to the southwestern elevation would project 6.63m, a length of 7.75m and a total height of 6m.

The proposed south-east two-storey extension would be located to the rear and would project 1.4m behind the existing two storey extension above the garage and would not be visible from the streetscene.

The proposed roof of the house would change from a partial pitched roof flat with gable roof to a pitched roof design. A dormer window is proposed to the front of the property.

Publicity / Consultations (Expiry date 11/04/2024)

1) Neighbour comment:

1 objection comment received from 24 Brannen Street, North Shields, NE29 0EH a member of the public (non-neighbouring property) which can be summarised as:

- Gordon Drive significantly weakened the quality of the built environment within the conservation area. The proposed extensions will be overbearing and are excessive for the size of the plot on which the dwelling sits.

2) **Statutory Consultees**

East Boldon Neighbourhood Forum

Initial comments summarised as follows:

- The front elevation is bland and lacks character
- The employment of a very shallow roof pitch over each extension is at odds with the character and does not reflect the roof configuration of the neighbouring houses within the street scene.

Comments received in response to the amended scheme summarised as follows:

- The roof pitch over the extension at either side appears to have been increased.
- A small hip transition, much the same as that employed on the neighbouring house to the left of the property, could be introduced at the transition between the two ridge lines.

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

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-marking 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

SPD15 is the East Boldon Conservation Management Plan which seeks to preserve and enhance the

character and appearance of the Conservation Area. CA-EB1 states that new development will be required to respect the scale, harmony and design of the surrounding buildings and the wider streetscape.

LDF Policy DM1 seeks to preserve the visual amenity of the area (limb A) and the residential amenity of neighbouring properties (limb B), whilst Supplementary Planning Document 9 provides guidance for householder developments.

Within the wider streetscene, it is noted that Gordon Drive has a variety of properties of different variations such as semi-detached or detached properties and it is considered that there is little uniformity of design within Gordon Drive due to the variations in style. Regarding the applicant property this again is individualistic within the streetscene with the property being a 1960s/1970s construction of a dark brown brick colour with a sloping roof design. For the size of the plot the actual built house only accounts for a small proportion of the land size. No neighbouring properties are a similar style or age to the applicant property on Gordon Drive including semi-detached pre-war properties or detached larger properties. With this, the proposal's revisions to the applicant property would not result in significant harm in terms of scale. The proposals would be relatively modest additions to the applicant property but also the wider streetscene and would not create significant harm in terms of visual amenity. The addition of varying roof shapes, which would be in keeping with the mixed design nature of the area, would add visual interest which would not result in harm to the character and appearance of the area.

As a result it is considered that the proposal would comply with LDF Policy DM1 and EBNP Policy EB3 which seek to ensure the proposals are designed to convey sensitive consideration of their surroundings.

Whilst concerns have been raised by the East Boldon Neighbourhood Forum regarding the design of the proposal as noted above, and these concerns are noted, given the above it is considered that the proposal would be acceptable in terms of design.

The proposed extensions would not result in significant overbearing impacts to the neighbouring property 3 Gordon Drive as the extension would be located 3 metres from the common boundary. The proposal would not result in significant overbearing impacts to 7 Gordon Drive as the proposed two-storey extension would be located 5.8m from the common boundary. There would be no significant adverse impacts to the residential amenity of any other properties.

LDF Policy DM1 (G) seeks to preserve highway safety and Supplementary Planning Document 6 sets out car parking standards. It is considered that the development would provide sufficient on-site parking and that there would be no significant harm to highway safety.

In conclusion the proposed development would not result in any significant harm to the visual amenity of the area, the residential amenity of any neighbouring properties or the highway safety in the area. The proposed development would comply with all relevant local and national planning policies and the application is 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 Elevations Drg No 1005 received 23.05.24
Proposed First Floor Plans Drg No 1004 received 23.05.24
Proposed Ground Floor Plans Drg No 1003 received 23.05.24
Proposed Roof Plans Drg No 1006 received 23.05.24

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: DR
Signed: DR
Date: 12/06/2024

Authorised Signatory: Seán Gallagher
Date: 13/06/2024

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