

Application No: 20/02057/FULH

Author: Kimberley Harwood

No:

Date valid: 30 November 2020

☎: 0191 643 6331

Target decision date: 25 January 2021

Ward: Benton

Application type: Householder Full application

Location: 6 Eastfield Terrace, Benton, NEWCASTLE UPON TYNE, NE12 8BA,

Proposal: Two storey extension to the east of the property and single storey extension to the south (Revised Plans 12.02.2021)

Applicant: Modo Bloc, Mr George Jenkins 1 Starbeck Avenue Newcastle Upon Tyne NE2 1RH

Agent: Miller Partnership Architects Ltd, Ms Jane Miller 101 Ouseburn Road Newcastle Upon Tyne NE6 5AF

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

INFORMATION

1.0 The main planning considerations for Members to consider are:

- The impact of the proposed development upon residential amenity;
- The impact of the proposed development upon the character and appearance of the conservation area;
- Any other issues.

2.0 Description of the Site

2.1 The site to which the application relates is a west facing two storey semi-detached property in the ward of Benton Conservation Area. No.5 Eastfield Terrace is situated to the north of the development site and No.1 Tynedale Terrace is to the south. To the rear (north east) of the host property is Eastfield Lodge and to the front (west) of the site is No.2 Eastfield Road.

3.0 Description of the Proposed Development

The proposal is for a two storey extension with a pitched roof to the east of the property and a single storey extension with a flat roof to the south.

4.0 Relevant Planning History

None relevant.

5.0 Development Plan

5.1 North Tyneside Local Plan (2017)

5.2 Longbenton and Benton Conservation Area Character Appraisal (October 2007)

6.0 Government Policy

6.1 National Planning Policy Framework (NPPF) (February 2019)

6.2 National Planning Practice Guidance (NPPG) (As amended)

6.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

PLANNING OFFICERS REPORT

5.1 NPPF

The National Planning Policy Framework states that good design is a key aspect of sustainable development and that permission should be refused for development of poor design.

6.0 North Tyneside Local Plan (2017)

6.1 Policy S1.4 states that proposed developments will be considered favourably where the application is in line with strategic, development management or area specific policies of this Plan. In addition, the development should be acceptable in terms of its impact on local amenity for existing residents and adjoining properties and making the most effective and efficient use of available land.

6.2 DM6.1 Design of Development

Applications will only be permitted where they demonstrate high and consistent design standards. Designs should be specific to the place, based on a clear analysis the characteristics of the site, its wider context and the surrounding area. Proposals are expected to demonstrate:

- a. A design responsive to landscape features, topography, wildlife habitats, site orientation and existing buildings, incorporating where appropriate the provision of public art;
- b. A positive relationship to neighbouring buildings and spaces;
- c. A safe environment that reduces opportunities for crime and antisocial behaviour;
- d. A coherent, legible and appropriately managed public realm that encourages accessibility by walking, cycling and public transport;
- e. Sufficient car parking that is well integrated into the layout; and,
- f. A good standard of amenity for existing and future residents and users of buildings and spaces.

6.3 Policy DM6.2 Extending Existing Buildings

Extensions should complement the form and character of the original building. This can be achieved from the continuation of the existing design form or through appropriate contrasting, high quality design. "The scale, height and mass of an

extension and its position should emphasise a subservience to the main building. This will involve a lower roof and eaves height, significantly smaller footprint, span and length of elevations.

When assessing applications for extending buildings the Council will consider:

- a. Whether or not the property is affected by any designations or considered to be a heritage asset or within the setting of a heritage asset;
- b. The location of the extension in relation to the street scene;
- c. Implications for amenity on adjacent properties and land such as outlook, loss of light or privacy;
- d. The cumulative impact if the building has been previously extended;
- e. The effect that the extension will have on the existing property and whether it enhances the overall design; and
- f. The form, scale and layout of existing built structures near the site.

Policy DM6.2 goes on to state that for extending buildings the council will take into account: "The location of the extension in relation to the street scene", "Implications for amenity on adjacent properties and land such as outlook, loss of light or privacy", "the cumulative impact if the building has been previously extended", whether the extension will enhance the overall design of the existing property and its general impact on the property and "the form, scale and layout of existing built structures near the site."

6.4 S6.5 Heritage Assets

North Tyneside Council aims to pro-actively preserve, promote and enhance its heritage assets, and will do so by:

- a. Respecting the significance of assets.
- b. Maximising opportunities to sustain and enhance the significance of heritage assets and their settings.
- c. Targeting for improvements those heritage assets identified as at risk or vulnerable to risk.
- d. Seeking and encouraging opportunities for heritage-led regeneration, including public realm schemes.
- e. Supporting appropriate interpretation and promotion of the heritage assets.
- f. Adding to and keeping up-to-date the Borough's heritage asset evidence base and guidance. Examples include conservation area character appraisals, conservation area boundary reviews, conservation area management strategies, conservation statements/plans, registers of listed and locally registered buildings, the historic environment record and buildings at risk registers.
- g. Using the evidence it has gathered, implement the available tools to conserve heritage assets, such as Article 4 Directions and Building Preservation Notices.

Policy DM6.6 states that proposals that affect heritage assets or their settings, will be permitted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of heritage assets in an appropriate manner. As appropriate, development will:

- a. Conserve built fabric and architectural detailing that contributes to the heritage asset's significance and character;
- b. Repair damaged features or reinstate missing features and architectural detailing that contribute to the heritage asset's significance;

- c. Conserve and enhance the spaces between and around buildings including gardens, boundaries, driveways and footpaths;
- d. Remove additions or modifications that are considered harmful to the significance of the heritage asset;
- e. Ensure that additions to heritage assets and within its setting do not harm the significance of the heritage asset;
- f. Demonstrate how heritage assets at risk (national or local) will be brought into repair and, where vacant, re-use, and include phasing information to ensure that works are commenced in a timely manner to ensure there is a halt to the decline;
- g. Be prepared in line with the information set out in the relevant piece(s) of evidence and guidance prepared by North Tyneside Council;
- h. Be accompanied by a heritage statement that informs proposals through understanding the asset, fully assessing the proposed affects of the development and influencing proposals accordingly.

Any development proposal that would detrimentally impact upon a heritage asset will be refused permission, unless it is necessary for it to achieve wider public benefits that outweigh the harm or loss to the historic environment, and cannot be met in any other way.

Heritage assets that are to be affected by development will require recording (including archaeological recording where relevant) before development commences. Any heritage reports prepared as part of a development scheme will be submitted for inclusion on the Tyne and Wear Historic Environment Record (HER) and published where considered appropriate.

7.0 Supplementary Planning Documents

7.1 Design Quality SPD

The Council's Design Quality SPD (May 2018) is a material planning consideration that applies to all planning applications involving building works. It states that extensions should offer a high-quality design that will sustain, enhance and preserve the quality of the built and natural environment. This can be achieved through continuation of existing form or appropriate contrasting and high-quality design.

7.2 The Design Quality SPD 'Side Extensions' states:

As an alteration affecting the front of a dwelling, it is important that the width of a side extension remains subordinate to the original house. It should also reflect the characteristics of the surrounding area, such as the continuation of a recessed first floor, and designed to ensure the dwelling remains balanced in the street scene. Particular care should be given to properties on a corner plot as it must respond appropriately to more than one frontage.

These extensions can be further improved by setting back the front elevation from the existing building line and two storey extensions using a lower ridge height. This can help prevent loss of character where the spaces between buildings can be completely closed up, especially when two adjacent owners carry out side extensions. This is often referred to as 'terracing'.

Within conservation areas, side extensions should be carefully designed to ensure there is not an adverse impact on its character and appearance. Character can be derived from the roofscape and the spaces between

semidetached or closely spaced detached properties. As such 'terracing' and the conversion of hipped roofs to a gable end will not be supported.

Support will be given to the conversion of flat roofed extensions to a pitched roof design that takes into account the character of the surrounding area.

7.3 The Design Quality SPD 'Two Storey Rear Extensions' states:

Due to the impact on neighbouring properties that can arise from two storey rear extensions, they should be small in scale and set in from the side boundaries. The design should appear visually subservient and include lower eaves and ridge height. In general, they are not acceptable on mid-terrace and semi-detached properties where the adjoining houses have habitable rooms close to the shared boundary.

Privacy distances of 21 metres, where properties face back to back, and 12 metres, back to gable, are advisable; however, consideration will also be given to the extent of overlooking and dominance that would arise from the development. Particular regard will be given to the impact on neighbours habitable windows and areas of rear gardens that are most sensitive. Generally, the most sensitive part of the garden is the area closest to the house.

To assist in reducing the impact, careful consideration should be given to the location of windows. Windows located on the side elevation will be discouraged so as not to have an adverse impact on privacy and overlooking. Where they are necessary, it is likely that they will be required to be obscure glazed.

7.4 Transport and Highways SPD

The Transport and Highways SPD provides details on the minimum parking dimensions on page 29.

8.0 Longbenton and Benton Conservation Areas Character Appraisal

Longbenton conservation area was designated in November 1985 and Benton conservation area was designated on 13 March 2007.

These conservation areas are in the west of the Borough of North Tyneside. The conservation areas are part of a wider suburban area around three miles northeast of Newcastle city centre, with varied housing and large green open spaces. Combined, there are around 760 dwellings in the conservation areas with a resident population of about 1200 (extrapolated from the 2001 Census), plus a small number of local services and businesses. The area is mostly in Benton ward, but a small part of the Benton conservation area is within Longbenton ward. The conservation areas are mainly part of Benton but merge northwards into Forest Hall, and locally the boundary between the two means different things to different people.

9.0 Planning Officer Comments

10.0 Main Issues

10.1 The main issues for Members to consider are:

- The impact on neighbouring amenity,
- The impact on the character and appearance of the surrounding conservation area.

11.0 Impact on Residential Amenity

11.1 The objections received regarding the impact of the proposed development on residential amenity, including loss of privacy and overlooking are noted.

11.2 There have been multiple objections raised against this application along with objections from all three Benton ward councillors, that have been taken into account to form a balanced recommendation.

11.3 No.5 Eastfield Terrace situated to the north of the development site will experience some impact, although it is officer advice that it will not be so significant as to warrant refusal. The extension at ground floor level will create minimal adverse impact due to it being situated away from the shared boundary line with No.5, it being of only one storey and having a flat roof. The two-storey extension will also cause little impact. The extension will be situated away from the shared boundary line means there will be little loss of outlook to No.5. As per the most recently revised plans the extension will be lower in height by approximately 1m than the existing property, creating less impact in terms of loss of light. The most recent plans also show a reduction in the length of the extension by approximately 2m and the light assessment shows minimal loss of light to the property and its garden. There will be little loss of privacy to No.5 due to there being no new windows at first floor level on the side flank elevation adjacent to the site, and the 2 new windows at ground floor level will be of a reasonable size and set away from the boundary line. The glazed line will be conditioned to be obscurely glazed at first floor level adjacent to No.5 to prevent further loss of privacy.

11.4 No.1 Tynedale Terrace to the south will experience minimal adverse impact from the proposed development. There will be a considerable distance between the properties, consisting of a public highway, meaning there will be minimal loss of outlook to the property. The single storey extension will have little impact due to it being of only one storey with a flat roof. The two-storey extension will also have a minimal impact, the height of the extension will be lower than the existing property and there will be no windows on the side flank elevation adjacent to No.1, creating no loss of privacy.

11.5 To the rear (north east) of the host property Eastfield Lodge will not experience an adverse impact. The properties are a considerable distance apart, the separation includes the back lane along the shared boundary of the site and Eastfield Lodge, causing minimal loss of outlook and privacy. Trees line the boundary line and the rear lane, obstructing views of the proposed development and minimising any loss of privacy. The proposed balcony has also been removed, which would reduce the impact to neighbouring occupiers. Due to the orientation of the properties and the direction in which the sun travels the proposed work to the host property will not cause a loss of light to Eastfield Lodge.

11.6 To the front (west) of the site No.2 Eastfield Road will not be adversely affected by the proposed development. This is due to the development taking place on the opposite side of the property to No.2. There will be no detrimental loss of light, outlook or privacy.

11.7 Members need to determine whether the proposed development is acceptable in terms of residential amenity of neighbouring properties. It is officer advice that it is and that the proposed development accords with Policy DM6.2.

12.0 Impact on Character and Appearance

12.1 It is officer advice that the two-storey extension will not adversely affect the character or appearance of the site or the surrounding conservation area. The extension will use materials that match the existing property, including the use of sandstone for the walls. This will be in keeping with the conservation area and will compliment the character and appearance of the host property. The height of the extension will be lower than the existing property by approximately a metre, creating a subservient feature. The roofing will match the existing property. The extension will be set away from the boundary lines and on the revised plans the extension was shortened by approximately 2m in length, removing the balcony area, and creating a more subordinate extension.

12.2 The single storey extension will be of a reasonable size, situated to the south of the property projecting past the rear external wall and out to the southern boundary line. The extension will be of only one storey, with a flat roof and will be made of sandstone, in keeping with the materials used on the host property and others in the surrounding conservation area. As the extension is to the rear of the property there will be little impact to the streetscene. The property is located on a corner plot, its boundary line bordering Eastfield Terrace and Tynedale Terrace. The southern elevation will see the side of the single storey extension, with no windows and the use of sandstone there will be little change in the character of the property in the streetscene. The erection of the extension means the building line will be closer to the southern boundary line, set further forwards onto Tynedale Terrace, there are other examples of a properties with an outbuildings/garages, which will be in line with the proposed extension to the east, that sit flush against the road, therefore there will be little impact to the appearance of the streetscene. These examples are Eastfield Lodge, No.1 West Avenue and No.1 The Grove.

12.4 Members need to determine whether the proposed development is acceptable in terms of its design and its impact upon the character and appearance of this part of the conservation area. It is officer advice that the proposed development accords with policies DM6.1 and DM6.6.

13.0 Other Issues

13.1 It is noted that the application is in a Contaminated Land Buffer area. As such, it is considered necessary to attach an informative to the grant of approval to ensure that the applicant is suitably notified.

13.2 Parking Provision

The plans for the proposed development show two car parking spaces in the rear garden of the property, accessed from the rear lane of the property, which is considered to be sufficient.

13.2 Impact on Trees

The objections received regarding the impact on trees are noted. The application requires the removal of one tree (T1). The other trees T2 and T3 are situated

outside of the application site and are shown to be retained. T1's removal will have little impact on the streetscene. It is a semi-mature tree in a poor condition. If Members are minded to approve the application a condition is recommended to require the planting of a replacement tree.

14.0 Local Financial Considerations

14.1 Local financial considerations are defined as a grant or other financial assistance that has been, that will or that could be provided to a relevant authority by the Minister of the Crown (such as New Homes Bonus payments) or sums that a relevant authority has received or will or could receive in payment of the Community Infrastructure Levy. It is not considered that the proposal results in any local financial considerations due to there being no new properties created. There may be short term implications as employment will be provided during the building process.

15.0 Conclusion

15.2 In conclusion, members need to consider whether the proposed development is acceptable in terms of its impact on residential amenity and its impact on the character and appearance of the conservation area.

15.2 On balance, and with regard to all of the above, it is in the opinion of officers that it is recommended that planning permission should be granted subject to conditions as the application is acceptable in relation to relevant supporting documents.

RECOMMENDATION: Application Permitted

Conditions/Reasons

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:
 - Application Form, 6 Eastfield Terrace, 30.11.2020
 - Existing and Proposed Roof Plans, Drawing No. E4.P4 Rev B, Scale 1:100, November 2020
 - Existing Elevations, Drawing No.E3, Scale 1:100, November 2020
 - Existing Plans, Drawing No. E2, Scale 1:100, November 2020
 - Existing Site Plan, Drawing No.E1, Scale 1:200, November 2020
 - Proposed Floor Plans, Drawing No.P2, Rev C, Scale 1:100, November 2020
 - Proposed Elevations, Drawing No.P3, Rev C, Scale 1:100, November 2020
 - Location Plan, Drawing No.SLP01, Scale 1:250, October 2020
 - Tree Survey, Drawing No.883-01, Scale 1:100, 03.02.2021Reason: To ensure that the development as carried out does not vary from the approved plans.

2. Notwithstanding the approved plans, the two-storey extension hereby approved shall not be first occupied until the glazed link at first floor level on the northern elevation has been glazed in obscure glass to a Level 3 or above to a minimum height of 1.7 metres above finished floor level, and be fixed shut

(without any opening mechanism). The windows(s)/glazed link shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties having regard to policy DM6.2 of the North Tyneside Local Plan (2017).

3. Materials External Surfaces to Match MAT001 *

4. No (further) windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted without prior, express planning permission of the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring properties having regard to policy DM6.2 of the North Tyneside Local Plan (2017).

5. Notwithstanding the approved plans, the two-storey extension hereby approved shall not be first occupied until the glazed link at first floor level on the northern elevation has been glazed in obscure glass to a Level 3 or above to a minimum height of 1.7 metres above finished floor level, and be fixed shut (without any opening mechanism). The windows(s)/glazed link shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties having regard to policy DM6.2 of the North Tyneside Local Plan (2017).

6. Prior to the extensions hereby permitted being first occupied details of a replacement tree including its species and location shall be submitted to and improved in writing by the Local Planning Authority. Thereafter, the tree shall be planted in the first available planting season. If the tree becomes diseased or dies within a period of five years following its planting, it shall be replaced with the same species in the same location as previously approved.

Reason: To secure replacement tree planting in accordance with policy DM5.9 of the North Tyneside Local Plan 2017.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraph 38 of the National Planning Policy Framework.

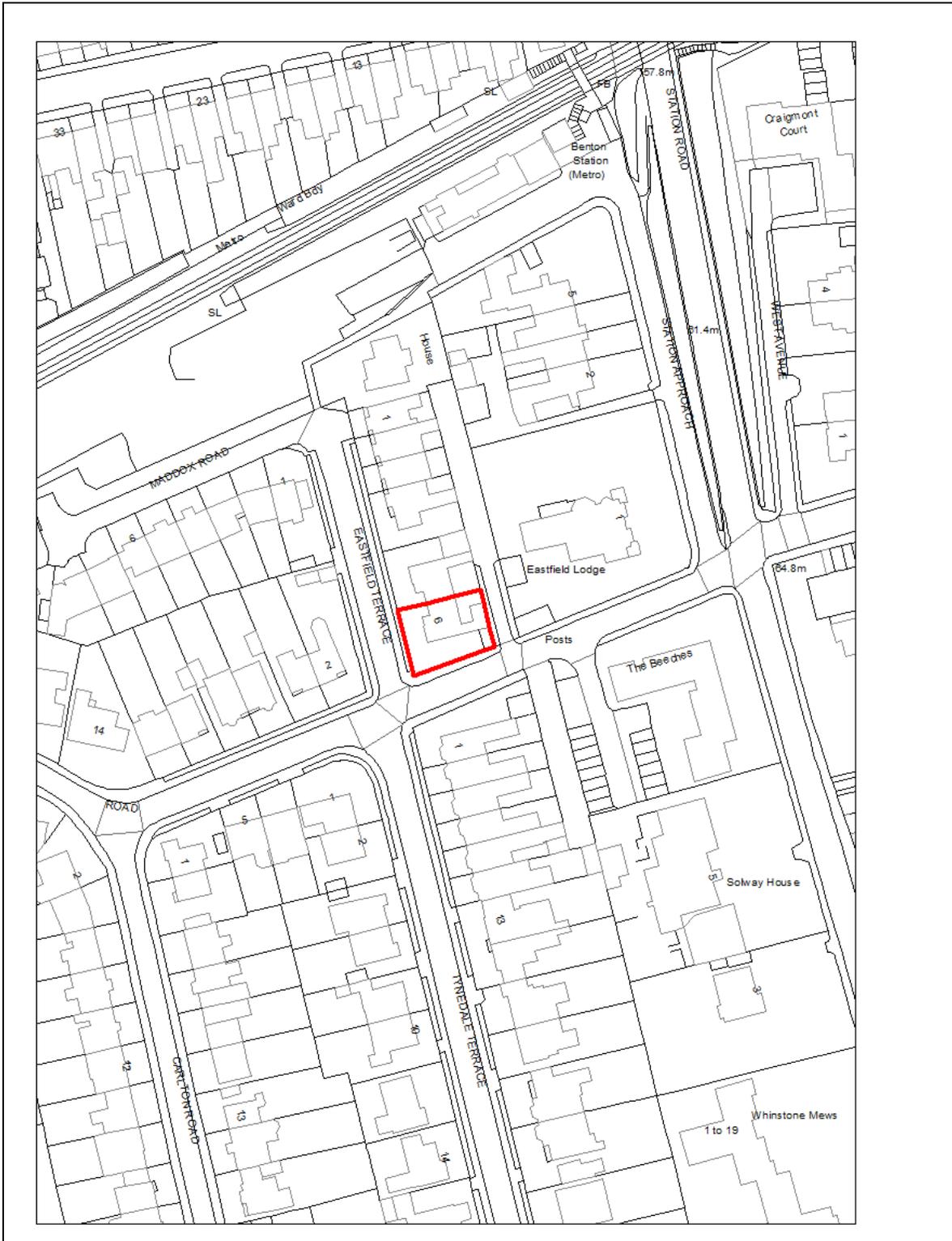
Informatives

Building Regulations Required (I03)

Do Not Obstruct Highway Build Materials (I13)

The proposed development lies within an area that falls within an area of contaminated land. You are advised that protection measures may need to be provided. Such measures could comprise the use of a gas membrane. If a gas

membrane is to be used it will need to be to the highest specification to mitigate against carbon dioxide and methane ingress, unless a site investigation is carried out which demonstrates that the highest specification is not required.



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Location: 6 Eastfield Terrace, Benton, NEWCASTLE UPON TYNE, NE12 8BA
Proposal: Two storey extension to the east of the property and single storey extension to the south (Revised Plans 12.02.2021)

Not to scale
 Date: 04.03.2021

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Appendix 1 – 20/02057/FULH

Item 6

Consultations/representations

Ward Councillors

1.1 The three Benton ward councillors have objected on the grounds of:

- Out of keeping for a conservation area where this pair of stone semis were two of the first houses in the area
- The two storey + single storey extensions will be over development of the small site
- The glass corridor between the master bedroom and the ensuite is inappropriate for the area and overlooks Eastfield Rd.
- The first floor balcony and double opening glazed windows are not in keeping with the rest of the street and will be visible from Eastfield Road
- The two sets of sliding doors to the ground floor of the property plus some to the first floor are proposed to be in UPVC - these will be totally out of keeping with the age of the house, other houses in Eastfield Terrace and for a conservation area. Additionally one of the upper windows to the first floor front of the building appears not have the vertical bars to match the others and again looks out of keeping for a conservation area and spoils the symmetry with the adjoining house.
- Removal of established trees and bushes in the back lane to provide a hardstanding for two cars. (Plus the width of the lane would make it difficult to access the hardstanding)

We recognise that the property requires updating but would wish it to be in keeping with the area both in style and size.

- The two storey extension will prevent light getting to the back garden of the adjoining house. For much of the day the sun to the south will be prevented from reaching the property by the extension.

1.2 Further objections were submitted after revised plans were submitted stating concerns over:

- Glass link still unacceptable – New windows are out of keeping with the area
- The development is nearly double the size of the original property
- There has been no revision to the sliding patio doors – they are not in keeping with the area
- Overdevelopment of a small site
- Vehicular access has not been altered
- Where will bin storage be?
- Sunlight assessment does not account for the trees to the back lane, all year round

Internal Consultees

2.1 Heritage Officer

2.2 The amendments are acceptable.

3.0 External Consultees

3.1 None received.

4.0 Representations

4.1 There has been 14 letters of objection received stating concerns over:

- Affect character of conservation area
- Inadequate parking provision
- Inappropriate design for the conservation area
- Loss of privacy
- Loss of visual amenity
- Loss of/damage to trees
- Out of keeping with surroundings
- Precedent will be set
- Will result in visual intrusion
- Use of unsympathetic materials
- Too large
- Cause of overshadowing to neighbouring properties
- Poor functionality of design
- Not in keeping with architectural features
- Removal of the garage will lead to people parking vehicles in the back lane
- Impact on landscaping
- None compliance with approved policy
- Ruin traditional aspects of the property
- The 2007 Benton Conservation Area
- Failure to meet section 7.4 'Development within Conservation Areas (DCPS 8)' lists planning criteria to be considered which includes " The impact of any new proposal on the loss of light, effect of overshadowing or loss of privacy to adjoining property".
- Use of extension as a 'business proposition'
- Adverse effect on wildlife
- Affect setting of listed building
- Affect the character of the conservation area
- Inappropriate materials
- Doesn't integrate well into the area
- Scheme will be sited close to the boundary wall

Supporting photographs have been received.

4.2 Comments made after the plans were amended:

- The changes do not address the issues of privacy and loss of light
- Conversion to an 'asymmetrical oddity'
- Spoiling features
- Not fitting in a late Victorian/Edwardian suburban setting
- Two storey "glass link" will create privacy and overlooking issues
- No mention of how the boundary wall will be formed
- Natural light will be lost from neighbouring properties

4.3 After further plans were received we went on to receive 7 more objections from neighbouring occupiers stating concerns over:

- Impact on the nature and character of the rear lane
- Height will cause a loss of daylight to neighbouring properties
- Vehicular access is not possible – inadequate parking provision to the back lane
- Two storey extension is still visually obtrusive

- Precedent will be set
- Affect character of conservation area
- Impact on landscape
- Inappropriate design
- Loss of residential amenity
- Loss of visual amenity
- Out of keeping with surroundings
- Poor/unsuitable vehicular access
- Loss/damage to trees
- Adverse effect on wildlife
- Oppressive
- Inappropriate materials used
- Visually intrusive
- Glass link still unacceptable – New windows are out of keeping with the area