

Committee Report

Application No:	DC/21/00952/HHA
Case Officer	Gergo Gered
Date Application Valid	2 August 2021
Applicant	Mr Gary Haley
Site:	31 Foxhills Covert Fellside Park Whickham NE16 5TN
Ward:	Whickham South And Sunnyside
Proposal:	Replacement of original cement render and timber cladding with K-Rend thermal render across part of the north and east elevations of the house (as amended 25.08.21)
Recommendation:	GRANT
Application Type	Householder Application

1.0 The Application:

1.1 DESCRIPTION OF THE SITE

The host property is a two-storey detached dwelling facing north-east on a corner plot neighbouring no.32 Foxhills Covert and backing onto no.30 to the rear. The host dwelling house faces properties at no.11 and no.12 Foxhills Covert.

1.2 DESCRIPTION OF THE PROPOSAL

Permission is sought for the replacement of original cement render and timber cladding with K-Rend thermal render across part of the north and east elevations of the house. The proposed rendering would have a light ivory colour shown on the submitted K-Rend colour chart.

1.3 RELEVANT PLANNING HISTORY

None

2.0 Consultation Responses:

None

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with formal procedures introduced by the Town & Country Planning (Development Management Procedure) Order 2015.

3.2 8 neighbouring properties have been notified of the application. No letter of objection or support has been received.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

MSGP15 Transport Aspects of Design of Development

MSGP17 Residential Amenity

MSGP24 Design Quality

HAESPD Householder Alterations- Extensions SPD

5.0 Assessment of the Proposal:

- 5.1 The key considerations to be taken into account when assessing this planning application are set out below:
- 5.2 **IMPACT ON VISUAL AMENITY**
According to the Council's Householder Alterations and Extensions SPD, "Alterations to a property should be in character with the style of your house and the neighbourhood in general." Furthermore, the supplementary document states that "the original external appearance of a dwelling and its relationship with neighbouring buildings should be considered when repainting, re-rendering and re-pointing."
- 5.3 The proposal has been designed to reflect the host dwelling with matching details, materials and colour. The location of new render would be replacing existing cement render and timber cladding at the front and side of the host property and would not cover additional external surfaces. The proposed rendering would be visible from the street scene and would result in a sympathetically designed and modest alteration consistent with the established character of the area. The proposed rendering would have a light ivory colour which is similar to the existing colour of rendering on surrounding properties within the area.
- 5.4 It is considered that the timber cladding would be lost as a result of the development, however the original design of rendering on front and side facing elevations would remain. Therefore, the proposed alteration would not significantly change the character of the host dwelling house and therefore would not affect the overall design of the street scene.

- 5.5 It is considered that the proposed render would not have any negative impact on the street scene and that the scale and design of the development as a whole is appropriate to the host property and surrounding area.
- 5.6 It is considered that the scale and design of the development as a whole is appropriate to the host property and surrounding area. To ensure that the proposed development does not have an adverse effect upon the appearance of the existing building a condition relating to the proposed materials has been attached to the application. It is considered that the development is in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead
- 5.7 **IMPACT ON RESIDENTIAL AMENITY**
Due to the nature of the proposed development along with the location of rendering the proposal would not have an unacceptable impact on the level of amenity experienced within the properties in the wider area.
- 5.8 It is considered that the proposed development would provide an acceptable standard of amenity for neighbouring and proposed occupiers, having regard to light, outlook and privacy. Therefore, it is considered that the proposal is in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

6.0 CONCLUSION

- 6.1 Taking all the relevant planning policies into account along with all other material planning considerations, it is recommended that planning permission be granted, subject to conditions as set out below.

7.0 Recommendation:

That planning permission be GRANTED subject to the following conditions and that the Service Director of Development, Transport and Public Protection be authorised to add, vary and amend the planning conditions as necessary:

1

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2

The development shall be carried out in complete accordance with the approved plan(s) as detailed below-

Site Location Plan (1:1350)
Existing and Proposed Elevations (1:100)

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

3

The development hereby permitted shall be constructed entirely of the materials detailed and shown on plans received 25.08.21.

Reason

To ensure that the external appearance of the development is of an appropriate design and quality in accordance with the NPPF, and policies CS14, CS15 and MSGP24 of the Local Plan for Gateshead.



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