

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1007/22/HFUL
Proposal: Demolish existing single storey detached garage. Construct new single storey attached garage to side/rear of existing dormer bungalow.
Location: 11 Harton Lane
South Shields
NE34 0EG

Site Visit Made: 27/01/2023

Relevant policies/SPDs

- 1 DM1 - Management of Development (A and B)
- 2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a north facing semi-detached dutch style bungalow in the established residential area of South Shields. To the east side of the side of the property is a long drive leading to a detached single garage to the rear.

The proposed development includes demolition of the existing garage and the construction of a new, larger garage which projects 4.3m forwards of the existing garage. The proposed garage would be slightly wider than the existing garage and attach to the rear of the host property, with a doorway connecting the two. The proposed garage has a flat roof which is 2.9m high at it's tallest point and includes two windows and a door in the side (western) elevation and a garage door to the front (northern) elevation.

Publicity / Consultations (Expiry date: 12/02/2023)

1) Neighbour responses

None received.

2) Other Consultee responses

None received.

Assessment

The main issues relevant to the assessment of this proposal are the:

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity

Design/Visual Amenity

SPD9 states that garages should be subordinate to and reflect the character of the existing dwelling. Garages should be

- located to minimise impact on the street scene and where possible, located to the side of the dwelling and set back from the front wall of the existing dwelling; and
- sited so as to retain a minimum driveway length of 5.5 metres

Whilst the proposed garage is over 4 metres longer than the existing garage, it retains a long driveway of 15.3m and is well set back from the front elevation of the host property. The proposals include a flat roof which reflects the character of the existing garage and others in the area. The proposed garage is considered to be suitably well designed and subservient addition in relation to the main property which will feature materials that would match the existing property. A condition is recommended in this regard.

Consequently, it is considered that the proposed development would not have a significant adverse impact upon the visual amenity of the area and will be in keeping with the character and appearance of the main dwelling. As such, the proposal is considered to be acceptable in terms of its design and impact on local visual amenity. Therefore, the proposal is considered to be in accordance with Policy DM1 (A) and the principles within SPD 9.

Residential Amenity

The impact of the proposed development on the amenity of neighbouring occupants is an important material consideration, with particular regard to No. 9 Harton Lane to the east and No. 13 Harton Lane to the west.

The existing garage at the host property is in line with neighbouring garage at No. 9 Harton Lane. The proposed garage extension will project forwards of this by approximately 4.3 m and as such will be more visible from windows in the side elevation of No. 9. However, due to the gap between the existing properties and the garages, the proposed garage only projects approximately 1.7m forward of the building line so will only be visible straight on from one window and at an angle from the others. This combined with the 3m separation distance reduces the impact on the outlook from these windows to an acceptable level.

Due to the separation distance and the existing shadow from the host dwelling it is not considered that the proposals will have a significant impact on light afforded to this neighbour.

In terms of the neighbour to the west, No. 13 Harton Lane and the property to the rear along Meldon Avenue, the only potential impact is considered to be a possible reduction in privacy due to the proposed windows in the rear (south) and side (west) elevation of the garage. However, the distances to the neighbouring properties are as such that the impact on privacy is considered to be minimal. This is further reduced by the existing boundary treatments obscuring any views.

With regard to all of the above, the impact of the proposed development on neighbouring amenity is considered to be acceptable. Therefore, the proposed development is considered to be in accordance with Policy DM1 (B), while having regard to the principles set out in SPD 9.

Summary

The proposal is considered to be an acceptable form of development, subject to the inclusion of the suggested conditions. However, it must be pointed out that approval of the proposed development will not prevent the Local Planning Authority from resisting similar development in cases where it will result in a detrimental impact. Each planning application will be considered on its individual planning merits.

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 and Proposed Floorplans plus existing elevations Drg No 0778/7043/789, received 07/12/2022
- Proposed Extension (elevations and section) Drg No. 1 received 07/12/2022
- Site/Roof Plan proposed, received 07/12/2022

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 proposed work will form part except where otherwise stated on the application form for planning application ST/1007/22/HFUL, received 07/12/2022. Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

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 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

- 2 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

- 3 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

Case officer: Claire Dobinson Booth

Date: 31/01/2023

Authorised Signatory:

Date:

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