DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0747/17/HFUL
Proposal: Single storey rear extension, conversion of garage into study including front lean to roof. New hipped roof and parapet wall to existing first floor side extension.
Location: 110 West Avenue
SOUTH SHIELDS
NE34 6BH

Site Visit Made: 24/08/2017

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for the proposed construction of a single storey rear extension, as well as a new pitched roof and parapet wall over the first floor extension, and the conversion of the existing garage to create a habitable room including a front lean to roof at 110 West Avenue, South Shields. This will provide additional living space internally within the kitchen/diner and a study room.

Application details state that the proposal would be constructed with facing brick walls or render, slate roof tiles and a rubber single membrane flat roof, upvc windows and aluminium door frames. All dimensions can be scaled from submitted drawings.

Publicity / Consultations (Expiry date 05/09/2017)

1) Neighbour responses

None

2) Other Consultee responses

Traffic and Road Safety- no objections

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

The main issues relevant to the determination of this application are:

- Design and visual impact; and
- Impact on residential amenity.

Design and visual impact

The proposed alterations to the roof as well as the proposed conversion of the garage would be visible from the public domain along West Avenue.

Given the single storey nature of the proposal (to the rear) and the relatively minor operations to the roof and garage (visible from the front), it is considered that the whole proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials.

A condition is recommended to control that external materials are too closely match those of the existing dwelling as closely as possible. As previously mentioned the rear of the property, as well as the proposed single storey rear extension, will be rendered as per the submitted drawings. It is considered that part of the existing dwelling already has a similar rendered appearance and therefore this could be carried out under permitted development rights and therefore it is not considered that an additional condition to include the render (to the rear elevation) is required in this instance.

It is considered that the proposal as a whole would be in accordance with Local Development Framework (LDF) Policy DM1 (A).

Impact on residential amenity

The single storey rear extension would be positioned on the common boundary shared with 108 West Avenue, inset 3.4metres off the common boundary with 112 West Avenue (adjoining neighbour) and would project 3 metres from the rear elevation of the existing dwelling.

No windows are proposed within the side elevation facing 108 West Avenue.

Full height double glazed windows are proposed within the side elevation facing 112 West Avenue however it is considered that given the distance off the common boundary and the existing boundary fence, that would remain, it is considered acceptable in terms of privacy.

The proposed pitched roof and alterations to create a parapet wall (to be located on the existing flat roof two storey side extension) would be positioned on the common boundary with 108 West Avenue. It is considered that the proposed works to the roof would be relatively minor given the size of the extension and the pitch would fall away from 108 West Avenue towards the host dwelling. Taking the above into consideration, it is not considered that the changes to the roof will affect the residents at 108 West Avenue in relation to privacy, outlook and over dominance, or overshadowing.

The proposed window and alteration to create a habitable room within the existing garage is not considered to have any impact on the amenities of the occupiers of any neighbouring properties as the proposed window faces down the existing drive not towards a neighbouring property.

Given the minimal projection distance of the rear extension, and the relatively minor alterations to the pitched roof (including the parapet) and garage, it is considered that the proposals, as a whole, would have no unacceptable impacts upon the amenities of the occupiers of any neighbouring property in relation to privacy, outlook and over dominance, or over shadowing.

It is considered that the proposal as a whole would be in accordance with Local Development Framework (LDF) Policy DM1 (B).

Summary

It is considered that the overall proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A and B) and the associated Supplementary Planning Document (SPD) 9 ‘Householder Developments’, and so would be an acceptable form of development.

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

- Drg 2689 rec'd 01/08/2017

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. 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 (paragraphs 186 & 187) 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

Case officer: Helen Kelly
Signed:
Date:

Authorised Signatory:
Date: