DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0769/17/HFUL
Proposal: Demolition of existing rear conservatory, construction of rear kitchen extension, loft conversion with 1 dormer to front and 2 dormers to rear.
Location: 11 Sunniside Drive
South Shields
NE34 8DH

Site Visit Made: 12/10/2017

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 construction of a single dormer window to the front elevation and two dormers to the rear elevation to create a loft conversion. Further to this, a single storey rear extension is proposed to create additional kitchen space to the ground floor level at 11 Sunniside Drive in South Shields.

Application details state that the proposal would be constructed with facing brick to the front and side (of rear extension) and render to the rear, concrete roof tiles and white upvc windows and doors. All dimensions can be scaled from submitted drawings.

Publicity / Consultations (Expiry date 01/10/2017)

1) Neighbour responses
None

2) Other Consultee responses
None

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

Front dormer
The front dormer window would be visible from the public domain on Sunniside Drive.

There are a number of examples along the street scene where similar dormers have been created on the front elevation.

It is considered that the proposed dormer window, which is small in scale, is well positioned upon the roof slope, providing a set up from the eaves and a set down from the ridge. In terms of its design, the flat roofed design and detailing of the window style and its proportions, the dormer window matches those of the existing dwelling as well as having a similar look to other examples within the streetscene.

It is considered that the proposed front dormer would convey sensitive consideration to its surroundings having regard to its scale proportion and use of materials.

Single storey rear extension and dormers to the rear

The single storey rear extension as well as the two proposed dormers would not be visible from the public domain.

Given the single storey nature of the proposed extension as well as the relatively small dormers proposed to the rear, it is considered that the proposal as a whole would convey sensitive consideration to its surroundings having regard to its scale proportion and use of materials.

It is considered that the overall 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.

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 located to the side of the existing kitchen off shot, building away (with a projection of 2.025 metres) from 9 Sunniside Drive with a flat roof. Given the above, it is considered that the single storey extension would have no unacceptable impacts upon the amenities of 9 Sunniside Drive in relation to privacy, outlook and over dominance, or over shadowing.

The rear extension would build towards 13 Sunniside Drive however this would be 7.6 metres from the common boundary and partially blocked by the existing garages on both the application site and 13 Sunniside Drive. Given the above, it is considered that the single storey extension would have no unacceptable impacts upon the amenities of 13 Sunniside Drive in relation to privacy, outlook and over dominance, or over shadowing.

A Velux is proposed within the side roof space, facing towards 13 Sunniside Drive. The application details that this window would be obscure glazed as it forms part of a newly created bathroom within the loft conversion. It is not considered necessary to condition that this window remains obscure glazed given its location and likely height within the room and the oblique angle that it faces towards 13 Sunniside Drive.

The proposed dormer windows to the rear elevation face down the application site's garden and no side windows are proposed within the dormer windows.

Given the orientation of the application dwelling and separation distances involved, it is considered that the proposal as a whole would have no unacceptable impacts upon the amenities of any neighbouring properties 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 C-02 rev A rec'd 08/08/2017

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

3 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

Case officer: Helen Kelly
Signed:
Date:

Authorised Signatory:
Date:

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