DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0932/17/HFUL
Proposal: Demolish existing garage/utility and conservatory. Construct two storey garage and en-suite bedroom extension to the side elevation and single storey playroom/kitchen/dining room extension to the rear elevation.
Location: 42 Mitford Road
SOUTH SHIELDS
NE34 0EQ

Site Visit Made: 30/10/2017

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to an east facing detached property in the established residential area of South Shields. The property has two storeys and a pitched roof. To the northern elevation of the property there is a flat roof garage and to the rear there is a conservatory. To the front elevation there is a porch, the pitched roof of which extends as a canopy above the entrance to the garage. The canopy runs to abut the boundary. An alleyway runs between the garage and the boundary.

This application seeks full planning permission to construct a pitched roof single storey rear extension, following the demolition of the existing conservatory, and the constricted of a pitched roof two storey side extension following the demolition of the existing garage.

Planning History

None

Publicity / Consultations (Expiry date 23/10/2017)

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.

It is proposed to construct a single storey rear extension and a pitched roof two storey side extension.

Single storey rear extension

The proposed rear extension would project 4m from the main rear elevation of the host property. SPD 9 notes that single storey rear extensions of 4m projection to detached properties are acceptable. The proposed extension, if built alone, would benefit from permitted development rights and as such it would be inappropriate to refuse the application based upon the rear extension. Nevertheless, given the separation distance between the host property and the two neighbouring properties, and the presence of the existing conservatory, it is considered that the rear extension would have no significant further adverse impact upon the residential amenity of neighbouring properties. The design of the single storey rear extension would be of an acceptable standard and the extension would be an appropriate scale and massing in relation to the host property.

Two storey side extension

With regards to design, first floor side extensions can create a terracing effect within the street scene and give rise to inappropriate design. SPD 9 aims to achieve a subordinate appearance with two-storey side extensions and first floor side extensions to minimise any terracing effect. The guidance within SPD 9 in relation to two-storey side extensions applies to high density detached properties. Analysis of the density of the estate indicates that the density is approx. 20 units per hectare. SPD 9 regards high density housing developments as approximately 30-50 dwellings per hectare. Therefore the guidance within SPD 9 regarding two-storey side extensions does not apply in this instance. As the application property is not located on what is regarded to be a high density estate, and it is a detached property, the scale and the design of the proposals are considered appropriate to the application dwelling on balance. There are a number of similar extensions to houses on Mitford Road and other streets in the estate. Many examples are historic although there are a number with recent planning permissions. The first floor would be set back by 0.7m and the ridge of the roof would be lowered, and so the proposed side extension would display subordination in relation to the host property.

The adjacent property, No. 40, is set 1m from the boundary and therefore would be set 1.2m from the gable end of the proposal. In terms of any potential terracing effect, it is not considered likely that a two storey side extension could be feasibly built in this 1m space. Nevertheless, should be occupants wish to do so, a planning application would be required and would be judged on its own merits. Based on the above it is not considered likely that the proposal would lead to a terracing effect in the streetscene.

The rear elevation of No. 40 is set 0.4m further to the rear than the rear elevation of the host property. The proposed two storey side extension would not project any further to the rear than the rear elevation of the host property. It is not considered that it would give rise to any significant adverse impacts upon the residential amenities of neighbouring properties. The side extension would be predominantly obscured from No. 44 to the south by the host property.

Having regard for all of the above, it is considered that the proposal would accord with all relevant local and national planning policy and consequently the application is recommended for approval.

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

Dwg No. 21/08/2017/PM/PLAN/03 received 25 September 2017
Dwg No. 21/08/2017/PM/PLAN/04 received 25 September 2017
'Proposed layout' received 30 October 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 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

2 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.

Case officer: Seán Gallagher
Signed:
Date: 31/10/2017

Authorised Signatory:
Date:

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