DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0967/17/HFUL
Proposal: Two storey side and rear extension. Single storey rear extension and single storey extension to front extension.
Location: 163 Harton House Road
South Shields
NE34 6EA

Site Visit Made: 01/11/2017

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 a hipped roof semi detached dwelling in the established residential area of South Shields. The property faces to the south and to its rear has a single storey pitched roof offshoot. The property has modest gardens to the front and rear and to the western side there is a driveway. To the north of the site lies Harton Cemetery whilst to the east and west lie the residential properties of Nos. 161 and 165 Harton House Road.

This application seeks full planning permission to construct a hipped roof two storey side and rear extension, a pitched roof single storey rear extension and a pitched roof front extension.

Planning History

None

Publicity / Consultations (Expiry date 01/11/2017)

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 proposal comprises of three parts, a two storey side and rear extension, a single storey rear extension and a single storey front extension.

Policy DM 1 (A and B) and SPD 9 seek to preserve residential amenity and the visual amenity of the area.

Two storey side and rear extension

The proposed two storey side and rear extension would be constructed above and in front of the existing single storey offshoot. It would have a pitched roof which would be set down from the main roof of the host property. The front elevation of the side extension would be set back by 1m from the principle elevation of the property. Consequently the two storey side extension would demonstrate subservience to the original dwelling. The side extension would be set off the boundary to the west by a minimum of 1.05m and it is therefore not considered that it would lead to a terracing effect should a similar side extension be constructed at No. 161 Harton House Road. In terms of design, the hipped roof would reflect that of the host property and surrounding properties. The two storey element of the proposal would be of an appropriate scale and massing to the host property.

The two storey side extension would project 3.7m beyond the main rear elevation of the property. And would be located above the existing rear offshoot which projects 3.7m from the main rear elevation of the host property. The eaves of the two storey extension would be 2.6m higher than the eaves of the existing offshoot. No. 161 Harton House Road is set 2.58m from the boundary and has a two storey extension to its rear elevation of 3.65m projection, also set 2.58m from the boundary. That property also has a single storey detached garage adjoining the boundary to its rear.

There are two windows at ground floor level to the eastern elevation of No. 161. These windows are set 2.58m from the boundary and hence would be 3.63m from the two storey extension. It is not considered that the two storey extension would result in a significant further loss of light or outlook to those windows over and above the impact experienced as a result of the existing single storey offshoot. All other windows in the eastern elevation of No. 161 serve bathrooms or a landing.

Given the distance from the proposal to the boundary with No. 161, the orientation of the two dwellings and the presence of a garage adjacent to the boundary to the rear of No. 161, it is not considered that the proposed two storey extension would result in a significant detrimental impact upon the residential amenity of that property.

To the rear of the site lies Harton Cemetery and so the proposed two storey extension would not result in a loss of privacy to the rear.

Single storey rear extension

The proposed single storey rear extension would project 3m from the main rear elevation of the property along the boundary to the east with No. 165 Harton House Road. It would have a pitched roof which would be 2.8m high to the eaves and 3.8m high to the ridge. It is noted that if this element of the proposal was constructed alone, it would benefit from permitted development rights. Nevertheless, it is not considered that the proposal would result in a significant adverse impact upon the residential amenity of No. 165. That property has a single storey rear extension upon the boundary of approximately 3m projection and it is not considered that the proposed single storey rear extension would project

significantly beyond the rear elevation of the extension to No. 165. The proposed single storey rear extension would be screened from No. 161 Harton House Road to the west by the existing rear offshoot and the proposed two storey side and rear extension. The single storey rear extension would be located to the rear of the property and therefore would not be highly visible within the streetscene. Nevertheless, it would be of an acceptable standard of design which would accord with Policy DM 1 (A).

Single storey front extension

The proposed front extension would project 1.1m beyond the principle elevation of the host property and would span the whole width of that elevation. It would have a pitched roof which would be 2.7m high to its eaves and 3.5m high to its ridge. SPD 9 states that in the case of terraced and semi-detached houses, front extensions should not normally project forward from the original dwelling by more than 1.4 metres and side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour.

The proposed front extension would not lead to any significant adverse impacts upon the residential amenity of neighbouring properties. There are a number of other similar front extensions and porches and the vicinity including at the adjacent property, No. 161 Harton House Road and so the proposed front extension would be in keeping with the character and appearance of the area.

In conclusion, and having regard for all of the above, it is considered that whilst the proposal would have an acceptable impact upon the visual amenity of the area and the residential amenity of neighbouring properties. Consequently it is considered that the proposal complies with all relevant local and national policies and the application is therefore 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. 163/HHR/02 recevied 09/10/2017
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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: Seán Gallagher
Signed:
Date: 02/11/2017

Authorised Signatory:
Date:

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