DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1076/17/HFUL
Proposal: Single storey shower room extension to side of existing house.
Location: 398 Sunderland Road
South Shields
NE34 8BL

Site Visit Made: 28/11/2017

Relevant policies/SPDs

1 DM 1 - Management of Development (A and B)

2 SPD 9 - Householder Developments

Description of the site and of the proposals

This application relates to an east facing semi detached property in the established residential area of South Shields. The property has two storeys and a pitched roof. To the northern side elevation there is a flat roof garage of 7m projection with a 7.7m length driveway to its north. The property occupies a corner plot and has a wrap around front and side garden to the east and north.

This application seeks full planning permission to construct a pitched roof single storey side extension to the northern elevation of the property which would host a shower room.

Planning History

None

Publicity / Consultations (Expiry date: 13/12/2017)

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 proposed side extension would be located to the northern elevation of the property. It would be screened from No. 400 Sunderland Road to the south by the main bulk of the host property and would be located 11.4m from the boundary with No. 93 The Ridgeway to the west. Consequently it is not considered that the proposed side extension would result in a significant impact upon the residential amenity of neighbouring properties.

SPD 9 states that to preserve the character of the street scene, single-storey extensions on corner plots should not extend beyond the established building line of the return street frontage. If no clear building line is easily identifiable along the side street, such extensions should seek to retain a minimum side space of 2 metres from the plot boundary.

The proposal would project 1.5m from the northern side elevation of the host property. It would not project beyond the northern elevation of the existing garage to the north of the property and would not project beyond the return street frontage of The Ridgeway. Additionally, it would be located 13.3m from the site's northern boundary. Consequently the proposal would comply with SPD 9.

The extension would be located in a prominent position as the property occupies a corner plot. The area is characterised by pitched roof dwellings and a number of offshoots and extensions in the surrounding area have flat and pitched roofs. Consequently it is considered that the proposed extension is in keeping with the character and appearance of the area.

In conclusion it is considered that the proposal would have an acceptable impact upon the residential amenity of neighbouring properties and the visual amenity of the area. The proposal would therefore 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

Drg No. 0798/4462/627 received 13/11/2017
'Site/Roof Plan - Proposed' received 13/11/2017

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: Seán Gallagher
Signed:
Date: 13/12/2017

Authorised Signatory:
Date:

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