DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0064/18/HFUL
Proposal: Single storey rear kitchen/dining extension, loft conversion creating a bedroom, en-suite and walk in wardrobe with rear dormer, 5no. rooflights and new detached garage.
Location: 20 Clyvedon Rise
SOUTH SHIELDS
NE34 8DL

Site Visit Made: 06/02/2018

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 north facing semi detached bungalow in the established residential area of South Shields. The property has a hipped roof. To the rear, there is a single storey offshoot with a lower hipped roof than the main part of the property. The main rear elevation of the host property hosts a bay window. To the western side of the property there is a lengthy driveway with a single storey detached shed to its rear. The property has moderately sized front and rear gardens.

This planning application seeks full planning permission to construct a single storey rear extension (with three roof windows in its roof) to the eastern side of the existing offshoot; a rear dormer window following a loft conversion; to insert 2no roof windows into the existing western roof slope and; to construct a detached garage following the demolition of the existing shed. The existing chimney would be removed.

Planning History

None

Publicity / Consultations (Expiry date 13/02/2018)

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 rear extension with roof windows, rear dormer window and insertion of the roof windows to the western roof slope could all be constructed under permitted development rights and so it would be

unreasonable to refuse the application based upon these elements. They are therefore considered to be acceptable on balance. Nevertheless, it is not considered that they would result in any significant harm to residential or visual amenity.

The proposed garage would be constructed adjacent to the boundary to the west with No. 18 Clyvedon Rise. That property has a corresponding garage set upon its eastern boundary which would predominantly obscure the proposed garage from that property. The garage would be located 9.3m from the boundary with No. 22 to the east and so would have no detrimental impact upon the residential amenity of that property. The garage's design is acceptable. Consequently it is not considered that the garage would be detrimental to residential or visual amenity.

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. 1 received 15/01/2018
Drg No. 2 received 15/01/2018
Drg No. 3 received 15/01/2018
Drg No. 0773/4218/245 received 15/01/2018
Site/Roof Plan Proposed received 15/01/2018

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: 13/02/2018

Authorised Signatory:
Date:

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