DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0151/18/HFUL
Proposal: Single storey rear extension to create open plan kitchen/living area.
Location: 131 Harton Lane
South Shields
NE34 0PW

Site Visit Made: 19/03/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

131 Harton Lane is a semi-detached dwelling located within a residential area of South Shields. The property has gardens to front and rear; and an existing single storey rear offshoot.

Planning permission is sought for the construction of a single storey rear extension to create an open plan kitchen/living area. It would replace the existing rear offshoot. The facing materials of the extension would match that of the existing property.

Publicity / Consultations (Expiry date 10/04/2018)

1) **Neighbour responses**

None

2) **Other Consultee responses**

None

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity

Design and Impact on Visual Amenity

The facing brickwork of the extension would be of a similar appearance to that of the host dwelling, conserving the character of the property.

Taking into account the footprint of the existing building and size of the rear garden; the extension would appear as a subordinate addition and would not result in the overdevelopment of the site. Its position within the rear garden would also greatly limit its visibility when viewed from the public road.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and

would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

The extension would have a projection of 3.5 metres from the rear wall of the original dwelling; and would measure to a maximum height of approximately 3.5 metres. It would be positioned alongside an existing rear extension (of a matching projection) at the adjoining property of 133 Harton Lane; and would be set back 1.5 metres from the common boundary with the adjacent property of 129 Harton Lane. Having regard to the scale and position of the extension, it is not judged that it would appear overbearing or result in material harm to the outlook of any neighbouring property.

The extension would have a roof light, as well as a window facing out onto the rear garden of the application property. One existing window to the side elevation of the property is proposed to be blocked up. No windows are proposed which would directly overlook the habitable room windows of any surrounding dwelling.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) as well as the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

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

Drawing Number: 02/01/2018/PM/PLAN/01 received on 09/02/2018
Drawing Number: 02/01/2018/PM/PLAN/02 received on 09/02/2018

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 brickwork of the development hereby permitted shall be of similar appearance to that 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: Joshua Kenolty
Signed:
Date:

Authorised Signatory:
Date:

«END»