DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0168/18/HFUL
Proposal: Single storey rear extension and roof light to existing roof
Location: 2 Sunniside Drive
South Shields
Tyne & Wear
NE34 8DH

Site Visit Made: 10/04/2018

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 semi detached bungalow located on a corner plot of Sunniside Drive and Sunderland Road. The property has a hipped roof and a hipped roof offshoot to the east. The hipped roof offshoot is set 3.67m from the boundary with the attached property, No. 379 Sunderland Road. The property's main rear garden is to the east of the property and wraps around the offshoot. The southern boundary between the site and No. 379's garden comprises of a 1.2m high timber fence. The host property has a bow window between the offshoot and the boundary with No. 379 in its eastern elevation. No. 379 has a corresponding bow window in its own eastern elevation.

This application seeks full planning permission to construct a single storey flat roof extension between the host property's rear offshoot and the boundary with No. 379 Sunderland Road. The extension would project 2.21m form the rear elevation of No. 2 and would have an eaves height of 2.6m. A roof light would also be inserted into the southern roof slope of the offshoot's roof.

Planning History

None

Publicity / Consultations (Expiry date 28/03/2018)

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 and roof light could be constructed under permitted development rights and therefore are considered to be acceptable. Nevertheless it is not considered that the extension or roof light would result in any significant adverse impacts upon the residential amenity of surrounding properties, in particular No. 379 Sunderland Road, nor is it considered that the proposal would result in a significant adverse impact upon the visual amenity of the area.

Having regard for all of the above it is therefore considered that the proposal would comply with all relevant local and national planning policy 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

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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: 11/04/2018

Authorised Signatory:
Date:
«END»