DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0211/18/HFUL
Proposal: Retrospective consent sought for construction of a detached sunroom to rear of property with small upstand at front.
Location: 75 King George Road
South Shields
NE34 0ST

Site Visit Made: 15/06/18

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application seeks retrospective planning permission for an outbuilding (2590mm max height, 2400mm eaves height), set on top of a 180mm high platform. The building has a slight pitch in the grey aluminium roof and is built with dark grey cladding to the exterior. The outbuilding would contain a habitable space to be used as a sunroom, which contains a large glazed area, which faces back towards the property.

The building is situated in the corner of the rear garden, close to the boundary with 73 King George Road, to the side and 8 Armstrong Avenue, to the rear.

Publicity / Consultations (Expiry date 04/06/18)

1) Neighbour responses

None received

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

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/Visual Amenity

The surrounding properties are predominantly brick built dwellings, with some later additions within the area, some of which differ in appearance and external materials. The proposed outbuilding would differ

from the external appearance and materials from the surrounding area, however, its scale, massing and siting are considered to be appropriate in the surrounding context, and subservient to the host dwelling.

The proposed outbuilding would not be visible from the public domain, as the physical presence of residential properties surrounding the building to all sides obscure it from view within the street scene.

The total height of the structure is 2770mm, including the raised platform, which is a mere 270mm higher than what is permitted close to the boundary under permitted development rights, with all other criteria of Part 1 Class E of the GPDO 2015 being met. This slight increase in height beyond the PD tolerances is not considered to cause any material harm the character and visual amenity of the area.

The proposal would convey sensitive consideration of its surroundings and would accord with LDF Policy DM1 (A).

Residential Amenity

The proposed extension would be situated a substantial distance away from all of the neighbouring residential dwellings and would not create any unacceptable outlook/dominance/overshadowing impacts.

The glazed openings and platform area would allow views back towards the host property, and, to some extent, the windows of the neighbouring property at 73 King George Road, although views are obscured to a large extent by the high boundary fence. It may be possible to view the rear windows of the property slightly more when standing on the platform, but this is only marginally higher than the original ground level. Views would have been allowed in this direction in any case, due to the slight sloping land levels. There is also a sufficient distance between the glazed openings in the outbuilding, and the rear windows at number 73 to prevent overlooking from being a significant issue, in the context of this site. Overall, it is not considered that the development would cause unacceptable privacy/overlooking issues to the neighbour at number 73, or any other neighbouring property.

The development would be in accordance with Policy DM1 (B).

Summary

It is considered that, in the site circumstances and context of this particular case, that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A & B), having regard to design guidance in Supplementary Planning Document (SPD) 9 'Householder Developments', and to all other material planning considerations. It is considered that the proposal would be an acceptable form of development. No conditions are required due to the fact that the application is wholly retrospective.

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

Recommendation

Grant Permission Householder No Conditions

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.

List of approved plans for standard note

Plan Reference

Existing and Proposed Plan View received 23/04/2018

Existing and Proposed Elevations received 23/04/2018

Site layout Plan received 26/02/2018

Photograph of Structure received 26/02/2018

Case officer: Chris Stanworth
Signed:
Date: 18/06/18

Authorised Signatory:
Date:

«END»