DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0217/18/HFUL
Proposal: Remove existing conservatory and replace with a single storey extension with a pitched roof.
Location: 16 Moore Avenue
South Shields
NE34 6AA

Site Visit Made: 03/05/18

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site is a two-storey semi-detached property, located on the north side of Moore Avenue in South Shields. The property is attached to the neighbouring semi-detached dwelling to the east, at 18 Moore Avenue, and neighbours 14 Moore Avenue to the west.

The proposal seeks to extend an existing slate-roofed rear extension along the rear elevation of the property, towards 14 West Drive, wrapping around the main property, replacing the existing conservatory which currently takes up this space. The proposed extension would continue the design aesthetic and materials of the existing extension and would not extend further towards the neighbours at 14 West Drive or 18 west Drive, would not see any increase in the overall height, or any additional projection to the rear.

Publicity / Consultations (Expiry date 11/05/18)

1) Neighbour responses

None

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 rear of the property can be seen from within the public domain along Moor Lane, although only the top of the ground floor level structures can be glimpsed from this viewpoint. The rear extension merely replaces an existing conservatory which takes up the same footprint. It is considered that the proposal would have a neutral, or slight positive impact on the character and appearance of the area, compared with the existing situation, as the brick and slate construction better relates to the host property, existing extension, and wider street scene than the conservatory that is proposed for removal.

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

Residential Amenity

The proposed extension would not be located any nearer to either neighbouring property than the existing extensions. There would be no increase in the maximum height, although the proposals will slightly increase the height closest towards the neighbouring property at 14 Moore Avenue. The proposals will also replace glazed areas with a solid wall. It is considered that the additional impacts in respect of outlook and overshadowing would be very limited, and the removal of side facing windows towards number 14, and their replacement with a solid wall, will reduce any potential for overlooking that currently exists, although this is again limited due to the boundary hedge between the two properties. There would be no changes to the existing extension that is located at the side towards 18 Moore Avenue.

It is considered that the development would not unacceptably impact upon the residential amenity of neighbours in respect of overlooking or privacy of neighbours, in respect of the outlook from habitable room windows, over dominance, or overshadowing. It is considered that the proposal would not be unacceptably harmful to the amenities of neighbouring residents, and that the development is in accordance with LDF Policy DM1 (B), while having regard to the design principles set in SPD 9.

Summary

The proposal is considered to be in accordance with Local Development Framework (LDF) Policy DM1 (A & B), having regard to all other material planning considerations. The proposal would be an acceptable form of development, subject to the inclusion of the suggested conditions.

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

Proposed Side and Rear Extension received 29/03/18

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 as specified on plan reference Proposed Side and Rear Extension received 29/03/18. 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: Chris Stanworth
Signed:
Date: 07/06/18

Authorised Signatory:
Date:

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