DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0266/18/HFUL
Proposal: Demolish existing utility room and construct new single storey rear breakfast room extension. Reduction of existing kitchen window.
Location: 12 Sunnilaws
South Shields
Tyne & Wear
NE34 8DJ

Site Visit Made: 20/04/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

12 Sunnilaws is a semi-detached bungalow located within a well-established residential area of South Shields. The dwelling benefits from a driveway to the front elevation and gardens to the front and rear. It has a detached flat roof garage to its side elevation and has previously been extended to the rear through the addition of a lean-to utility room.

Planning permission is sought for the construction of a single storey extension to the rear of the property to provide an enlarged kitchen and breakfast room. The works would include the removal of the existing utility room offshoot. The facing materials to be used for the extension would match existing.

Publicity / Consultations (Expiry date 19/04/2018)

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 extension would project 2 metres from the existing roof of the rear offshoot of the dwelling, matching its ridge and eaves height. The facing materials and architectural detailing of the extension would reflect the design 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, as well as the size of the utility room to be removed; 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

Based on the position and size of the extension and the separation distance between the development and the nearest neighbours, as well as the height of the rear boundary fence which provides screening between ground floor windows; the development would not introduce direct overlooking of any neighbouring property and would not appear overbearing or result in the overshadowing of any surrounding dwelling.

The raised patio to the rear of the extension would not have a height greater than 0.3 metres; and would be considered permitted development under Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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 0775/7411/609 received on 15/03/2018

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: Joshua Kenolty
Signed:
Date: 25/04/2018

Authorised Signatory:
Date:

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