DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0349/18/FUL
Proposal: Insertion of 7no windows to bathrooms and loft on North and East elevations at nos. 281, 281B, 281C, 281D and 281E Sunderland Road, South Shields.
Location: 281, 281B, 281C, 281D, 281E Sunderland Road
South Shields
NE34 6AP

Site Visit Made: 01/06/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

281 Sunderland Road is a detached property comprising one dwelling and 5 apartments, located within a well-established residential area of South Shields.

Planning permission is sought for the insertion of 4no. bathroom windows to the north elevation of the building (2no. at ground floor level and 2 no. at first floor), 1no. loft window to the north elevation (at second floor level); and 2no. bathroom windows to the east elevation (1no. at ground floor level and 1no. at first floor)

All bathroom windows would be fitted with obscure glass. White upvc frames are proposed for the windows, to match the style of the existing openings on the building.

Publicity / Consultations (Expiry date 01/06/2018)

1) **Neighbour responses**

None received

2) **Other Consultee responses**

None received

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 works would not result in any extension or enlargement of the building. The facing materials and style of the new windows would match those of the host property, conserving the character and appearance of the building. 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 new bathroom windows to the apartments would be positioned on elevations of the building alongside existing windows; and are proposed to be obscure glazed. A condition is proposed to ensure they remain obscure glazed, in the interests of residential amenity.

The loft window proposed to the side elevation of the 281 Sunderland Road at second floor level would not directly overlook any neighbouring habitable room window by virtue of its size, position and orientation. It would be set back 1.6 metres from the common boundary; and would look out towards a blank side elevation of the adjacent block of apartments, as well as the private car parking area.

It is not considered that the development would introduce any unacceptable overlooking of habitable room windows and would maintain existing privacy standards within the surrounding area. As such, it is not judged 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 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

Drwg2 Proposed Elevations received on 04/04/2018
Drwg3 Proposed Layout received on 04/04/2018

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.

4 All new bathroom window openings hereby granted planning permission (as shown on the approved plans reference: drwg 2 and drwg 3, received by the Local Planning Authority on 04/04/2018) shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The form of the windows and level of obscure glazing shall be retained as such thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential 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: 11/06/2018

Authorised Signatory:
Date:

«END»