DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0363/18/HFUL
Proposal: Demolition of rear offshoot and shed, and construction of a rear and side kitchen extension with lantern window and roof window.
Location: 18 Moore Avenue
South Shields
NE34 6AA

Site Visit Made: 04/05/2018

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 south facing two storey semi detached property in the established residential area of South Shields. To the rear of the property there is a single storey flat roof offshoot. There is also a detached shed to the western side of the dwelling.

This application proposes to construct a single storey rear and side wrap around extension following the demolition of the existing rear offshoot and shed. The extension would have a hipped roof and a roof lantern in the rear portion. There would be a roof window in the side portion of the extension.

Planning History

None

Publicity / Consultations (Expiry date 08/05/2018)

1) **Neighbour responses**

None

2) **Other Consultee responses**

None

Assessment

This application proposes a single storey rear and side wrap around extension. Policy DM1 seeks to preserve residential and visual amenity. SPD9 provides design guidance. In relation to single storey side extensions, SPD9 states that they should not normally have a width greater than half the width of the existing property. With regard to single storey rear extensions, SPD 9 states that rear extensions that would extend beyond the rear wall of the original dwelling house by up to 3 metres in respect of semi-detached or terraced houses will generally be acceptable.

The proposed extension would project 2.5m from the main rear elevation of the host property and the side portion of the extension would project 3.1m from the western elevation of the host property. The

rear projection would comply with SPD 9. The existing property is 7.1m in width and so the projection of the side portion would be acceptable. The hipped roof design of the extension would complement that of the host property. There are a number of side and rear extensions in the vicinity. The proposal would therefore be of an acceptable design.

The proposed extension would be located 0.75m from the boundary with No. 20 Moore Avenue to the west. The eaves of the extension would be 3.2m high. The boundary is formed of a 1.8m high fence. No. 20 has a timber pagoda type structure located adjacent to the boundary to its rear which is approximately 2m in height. No. 20 shares a rear building line with the host property, and given the limited projection of the proposal beyond this rear building line, it is not considered that the prospered extension would have an adverse impact upon the residential amenity of No. 20. There would not be a significant further loss of amenity to the ground floor windows to the side elevation of No. 20 given the presence of the existing shed and 1.8m high boundary fence.

The proposed extension would be located 2.735m from the boundary with No. 16 Moore Avenue to the east. Given the distance to the boundary, the minimal projection of the proposal from the rear, and the orientation of the tow properties, it is not considered that eh proposal would lead to a significant adverse impact upon the residential amenity of No. 16.

In conclusion and on balance the proposal complies with all relevant local and national planning policies and the application is therefore recommended for approval.

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

Drwg No. 0 received 04/04/2018
Drwg No. 6 received 04/04/2018
Drwg No. 7 received 04/04/2018
Drwg No. 8 received 04/04/2018
Drwg No. 9 received 04/04/2018
Drwg No. 10 received 04/04/2018
Drwg No. 11 received 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 as specified on the application form and on the approved drawings as set out in condition 2, 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 an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345

762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Case officer: Seán Gallagher
Signed:
Date: 08/05/2018

Authorised Signatory:
Date:

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