DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0597/18/HFUL
Proposal: Single storey garage and two storey rear extension.
Location: 2 Holmfield Avenue
South Shields
NE34 6LU

Site Visit Made: 12/07/2018

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 west facing semi detached two storey dwelling in the established residential area of South Shields. The property occupies a corner plot with Holmfield Avenue to the north and King George Road to the west. The property has a driveway and paved yard to the east, enclosed by a wall with a fence on top, and a garden to the west enclosed by a hedge.

Planning permission was granted in 2011 for a two storey side extension and a single storey rear extension (ref: ST/0539/11/FUL). Permission was also granted in 2011 for a boundary wall and fence (ref: ST/1684/11/FUL).

This application seeks full planning permission to construct a hipped roof two storey rear extension and a pitched roof single storey garage to the east of the property, linked to the two storey extension by a flat roof link.

Publicity / Consultations (Expiry date: 25/07/2018)

1) **Neighbour responses** - None received

2) **Other Consultee responses**
Traffic & Road Safety - no objections raised

Assessment

The proposed two storey rear extension would be located a minimum of 3.4m from the boundary with No. 4 Holmfield Avenue to the east and a minimum of 15.5m from that property itself. The proposed garage would be located upon the boundary but would be a minimum of 7m from that property itself. Given the distance to the property of No. 4 itself and orientation of the two properties it is not considered that the proposed two storey extension or garage would result in a significant level of overshadowing or loss of outlook to No. 4. Whilst there would be a window at first floor level of the two storey extension facing toward the boundary with No. 4 and set 4m from the shared boundary, the window would be in excess of 15m from the side elevation of No. 4 and so this would be a reasonable separation distance so that there would be no significant loss of privacy to No. 4 as a result of the development.

The two storey extension would be set 6m from the site's southern boundary with No. 29 King George Road and the garage would be set a minimum of 3.8m from that boundary. Given the distances to the boundary and the orientation of the two properties, it is not considered that the development would result in as significant adverse impact upon the residential amenity of No. 29 King George Road.

In terms of design, SPD9 states that on widely spaced houses, there may be scope for larger rear extensions if it can be demonstrated that there will be no adverse impact on residential amenity for occupiers of neighbouring properties. The two storey extension would have no adverse impact upon the residential amenity of neighbouring occupiers, as demonstrated above. The proposed two storey rear extension would be of an appropriate design, scale and massing in comparison to the host property and surrounding properties and so would be acceptable in this regard.

SPD9 states that detached garages should be subordinate to and reflect the character of the existing dwelling. Garages should be located to minimise impact on the street scene and the garage should be sited so as to retain a minimum driveway length of 5.5 metres between the garage door and the boundary edge of the adopted highway or shared service road verge, or 5.0 metres where a roller shutter garage door is used. The design of the proposed garage would be acceptable and a driveway length of 5m would remain. Given the garage would have a roller shutter door, this would be acceptable. The Traffic and Road Safety team raise no objections.

Summary

In conclusion it is considered that the proposal would have no significant impact upon the residential amenity of neighbouring properties, or the character and appearance of the area. 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

Dwg No. 2897 received 18/06/2018
Dwg No. 2898 received 18/06/2018

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: Seán Gallagher
Signed:
Date: 30/07/2018

Authorised Signatory:
Date:

«END»