DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0654/18/HFUL
Proposal: Demolish Existing rear bay window. Construct new single storey rear sun lounge/dining room extension with 2no. glazed roof lanterns. New cantilevered carport roof to side of bungalow and associated alterations to window arrangements. Widen existing driveway.
Location: 5 Ganton Court
South Shields
NE34 8AW

Site Visit Made: 09/08/2018

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 bungalow in the established residential area of South Shields. The property has moderately sized front and rear gardens. To the south of the property there is a driveway and to the rear of the driveway there is a flat roof garage, attached to the main dwelling. The garage projects 2.3m beyond the rear elevation of the property. The property has no relevant planning history.

This application seeks full planning permission to construct a single storey rear extension and a cantilevered car port to the front of the garage above the existing driveway.

To the rear of the property there is a partially constructed (*at the time of the case officer's site visit on 09/08/2018*) rear extension which is currently being constructed under permitted development rights. It is understood that the proposed rear extension would not actually be constructed, however this application has been determined based upon the proposed rear extension as illustrated on the submitted plans.

Publicity / Consultations **(Expiry date 10/08/2018)**

1) Neighbour responses

1no letter has been received from the occupier of No. 7 Ganton Court raising the following issues:
- Question regarding whether the proposal would compromise the detached nature of No. 7.
- Query regarding the distribution of rainwater.
- Query regarding access to the burglar alarm box to the side elevation of No. 7.

2) Other Consultee responses

None

Assessment

Policy DM1 seeks to preserve residential and visual amenity. In relation to rear extensions, SPD9 states that single storey 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 rear extension would abut the boundary with the attached semi detached dwelling, No. 3 Ganton Court, to the north. Whilst the rear extension would project 3m from the main rear elevation of the host property, in this case it would not constitute permitted development, as the extension would adjoin the side wall of the existing garage and would be wider than half of the width of the existing host property. Nevertheless, there would be a reasonable fall back position of constructing an extension of a different design of 3m projection upon the boundary with No. 3 under permitted development rights. It is not considered that the proposal would result in any significant further adverse impact upon the residential amenity of No. 3 than the fall back position.

The rear extension would be screened from No. 7 Ganton Court by the existing garage and so would have no significant adverse impact upon the residential amenity of that property. The rear extension would therefore have no significant adverse impact upon the residential amenity of neighbouring properties. In terms of design, the rear extension would not be highly visible from within the vicinity however its flat roof contemporary design would be acceptable and so it is not considered that it would have a detrimental impact upon the visual amenity of the area.

The car port would be of a cantilevered design and would hang from the southern elevation of the host property. It would not be attached to No. 7 Ganton Court and would be constructed entirely on the land of the host property. The car port would not result in significant harm to the residential amenity of neighbouring properties.

There are a number of car ports in the immediate vicinity including examples across Ganton Court. The car port would be set back from the property's principal elevation, between the side elevations of Nos. 5 and 7 Ganton Court and so it would not be highly visible within the vicinity. Whilst the car port would not be attached to No. 7, Given its close proximity to No. 7's gable wall, a terracing effect may occur. However, as the car port would be set significantly back from the principal elevation, this would not have a significant detrimental impact upon the visual amenity of the area and so would be considered to be acceptable. In conclusion, in terms of design, it is not considered that the car port would result in significant harm to the visual amenity of the area.

Concerns have been raised regarding rainwater drainage but these issues would be dealt with via the building regulations. Concerns have also been raised regarding access to a burglar alarm box, high up on the wall of No. 7 Ganton Court, however issues regarding access are not planning matters.

In conclusion, having regard for all of the above, it is considered that the proposal complies with all relevant local and national planning policy and so 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. 536/6035 received 03/07/2018
Dwg No. 0781/6990/292 received 03/07/2018
'Site/Roof Plan Proposed' received 03/07/2018

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 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: 14/08/2018

Authorised Signatory:
Date:

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