DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0709/18/HFUL
Proposal: Single storey side extension to create an Inglenook fireplace recess.
Location: 10 High Trees
South Shields
NE34 8EW

Site Visit Made: 21/08/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a detached house as part of a modern development located on Sunderland Road, South Shields. Surrounding properties are all detached and are of similar scale and design. The most immediate neighbour 9 High Trees is to the east. To the west is 11 High Trees, the neighbouring properties front elevation faces the gable end of the application property separated by large gardens and detached garages in the curtilages of both properties sited to the rear.

Planning permission is sought for a single storey side extension creating an Inglenook fireplace recess. The land slopes downwards towards the rear garden although this is barely visible from the front elevation. Two white upvc windows, one facing north (rear elevation) and one facing south (front elevation) are proposed for the extension. The proposal would sit centrally along the side (west) elevation next to the common boundary between 9 High Trees. The extension would measure 1m wide and 2.6m in depth with no gap between the proposal and the common boundary. Part of the proposal would adjoin the neighbouring garage at No. 9. The eaves height would be 2.5m and ridge height 3.5m.

Application details state that the materials will match those existing. All dimensions of the proposal can be observed on the submitted drawings.

Publicity / Consultations (Expiry date 28/08/2018)

1) **Neighbour responses**

None Received

2) **Other Consultee responses**

Not Applicable

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

The main issues to consider in the assessment of this application are design / visual impact of the proposal and impact on residential amenity.

The application dwelling had its permitted development (schedule 2, part 1, class A) rights removed as part of the granting of planning permission for the original development (ST/3121/07/RES). If the permitted development rights had not been removed the applicant would be able to construct the proposal under permitted development rights.

Design / visual impact

With regards to design, SPD9 states that single storey side extensions should not normally have a width greater than half the width of the existing property. The proposed side extension would be single storey, under half the width of the original dwelling and would be set 2.2m from the front elevation; therefore subordinate in its appearance.

The proposal for the side extension to create an Inglenook fireplace recess would be visible from the public domain, however it is set back 2.2m and is only a portion the width of the existing dwelling.

Proposed red brick, pitched tiled roof and white upvc window fascias/ frames would match existing, as confirmed in the planning application.

Overall it is considered that the proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials. A condition is recommended to control that external materials are to match the existing (as closely as possible).

Residential amenity

The proposal would be built to the common boundary with No. 9 High Trees where their garage sits, also to the boundary. 1.2m of the proposed extension would sit forward of the neighbouring garage. The proposal would not include any side facing windows along the common boundary and no windows sit on the east elevation of No. 9.

Significant weight is given to the fact that if permitted development rights weren't removed from when the estate was built, then the proposal would not require planning permission. It is therefore considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of 9 High Trees in relation to privacy, outlook and over dominance, or overshadowing.

Summary

It is considered that the overall proposal would be in accordance with LDF Policy DM1 (A and B) the associated Supplementary Planning Document (SPD) 9 'Householder Developments', therefore the proposal would be an acceptable form of development.

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

Proposed Site Plan (received 20/07/2018)
Drg No. 0777/2664/359 (received 20/07/2018)

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.

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: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date: