DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0711/18/HFUL
Proposal: Single storey extension to rear and two storey extension to side elevation.
Location: 1 Larch Avenue
South Shields
NE34 7NT

Site Visit Made: 15/08/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

2 SPD9 - Householder Developments

Description of the site and of the proposals

1 Larch Avenue is a semi-detached property located within a well-established residential area of South Shields. It is positioned on a corner plot at the junction of the street with Prince Edward Road. The property has a driveway to its front elevation, timber decking to its side and a garden to the rear. It has previously been enlarged to the front elevation through the addition of a single storey extension.

Planning permission is sought for the construction of a single storey extension to the rear of the property and two storey extension to its side elevation, in order to support the disabled adaptation of the property. The facing materials of the development would match those of the host dwelling.

Publicity / Consultations (Expiry date 22/08/2018)

1) Neighbour responses

None received

2) Other Consultee responses

None

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity; and
- Highway capacity and safety

Design and Impact on Visual Amenity

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

Supplementary Planning Document (SPD) 9 'Householder Developments' states that two-storey side extensions on semi-detached dwellings should retain a minimum 1 metre gap between the extension and the side boundary, provide a 1 metre set-back between the front wall of the extension and the main front wall of the house, and provide a significantly lower ridge line. In addition, side extensions should not normally be more than 3 metres in width or be more than half the width of the original dwelling frontage, whichever is greater. However, SPD 9 does acknowledge that this guidance will take into account site-specific circumstances.

The two storey side extension would have a lowered ridgeline in relation to the main roof of the property. It would measure to 3 metres in width, under half the width of the original property; and would be set back a minimum of 2.4 metres from the side boundary of the site. The extension itself would have a 0.6 metre set-back from the main front gable of the property at ground floor level; and a set-back of 2.7 metres at first floor level.

It is judged that this design approach would provide the extension with an appropriate design in the context of the surrounding built environment. It would ensure that the extension appeared subordinate; and would not result in the introduction of a terracing affect along this section of Larch Avenue. Having regard to the maximum width of the side extension proposed, as well as the position of the properties along Prince Edward Road; the extension would not project beyond this return street frontage; and would not interrupt the building line present in the street.

The single storey element of the extension to the rear of the property would have a projection of 2.7 metres from the original rear wall and would be subordinate in scale to the host dwelling. Its position to the rear of the property would limit its visibility when viewed from the public road.

The architectural style and facing materials of the both the side and rear extensions would match that of the host dwelling; preserving the character and appearance of the property and wider street scene.

As such, it is concluded that the works 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

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The two storey extension to the side of the property would face towards King Edward Road to the north of the site; and would not extend forwards or rearwards of the existing building line along Larch Avenue; maintaining the existing separation distances between the applicant dwelling and its neighbours. As such, the development would retain a reasonable outlook from the habitable room windows of the nearest residential properties, and would not appear overbearing or result in significant overshadowing.

The single storey rear extension would have a projection of 2.7 metres from the original rear wall of the property, would measure to a maximum height of 3.9 metres, and would be set back approximately 0.2 metres from the shared boundary with the adjoining property of 3 Larch Avenue. Based on the height, projection and position of the extension, it would not result in harm to the amenity of the neighbour through a significant loss of outlook, or through overshadowing.

Based on the separation distance between the side extension and the properties to the front and rear of the site, it is not judged that the windows serving the extension would introduce any unacceptable overlooking of habitable room windows. The windows to the side elevation of the extension would face towards King Edward Road, with the nearest property located approximately 35 metres away on the opposite side of the street. The windows serving the single storey rear extension would face towards a 1.8 metre high boundary fence to the rear of the site, providing screening and preventing overlooking.

Taking this into account, it is judged that the development would maintain existing privacy standards within the surrounding area.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD 9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Highway capacity and safety

The proposed extension would retain the existing driveway length at the property for off-street parking, with no change in access proposed. It is therefore judged that the development would be in accordance with LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), 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 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

Drawing Number: P-06 Revision B received on 25/07/2018
Drawing Number: P-07 Revision B received on 20/07/2018
Drawing Number: P-08 received on 20/07/2018
Drawing Number: P-09 Revision A received on 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. 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: Joshua Kenolty
Signed:
Date: 28/08/2018

Authorised Signatory:
Date:

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