DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0801/18/HFUL
Proposal: Single and two storey side and rear extension, loft conversion including rear dormer extension; and first floor roof terrace to the rear elevation. First floor bathroom window to the side elevation and 2no. roof windows to the front roof plane
Location: 58 King George Road
South Shields
NE34 0SU

Site Visit Made: 10/09/2018

Relevant policies/SPDs

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

2 SPD9 - Householder Developments

Description of the site and of the proposals

58 King George Road is a semi-detached property located within a well-established residential area of South Shields. The dwelling benefits from a large rear garden; and a driveway to its front. It has previously been extended to the rear through the addition of a single storey extension.

Planning permission is sought for the construction of a single and two storey side and rear extension, a loft conversion including rear dormer extension; and a first floor roof terrace to the rear elevation. A first floor bathroom window is also proposed to the side elevation of the dwelling; and 2no. roof windows to the front roof plane.

Amended plans were received on 22 October 2018 to include a set-back of 1 metre between the front wall of the side extension at first floor level and the main frontage of the house. A 1.8 metre high privacy screen was also added to the side elevation of the first floor roof terrace facing the adjoining property of 60 King George Road. Additionally, the facing materials of the rear dormer were changed to hanging tiles to match the main roof of the dwelling.

Having regard to the council's statement of community involvement, the changes were not considered to have a material impact on neighbouring amenity, as the installation of the privacy screen to the side elevation of the roof terrace would reduce the potential for overlooking. As such, it was not considered necessary to formally re-notify neighbours in this instance. However, the objecting property of 60 King George Road was notified by email of the amendments.

Publicity / Consultations (Expiry date 20/09/2018)

1) Neighbour responses

One letter of objection received from the neighbouring property of 60 King George Road, commenting:

I would just like to raise some concerns over the proposed plans for the extensions at 58 King George Road.
I feel that the rear balcony would be an invasion of privacy into my rear garden.
Also, I was under the impression that dormer windows weren't allowed, as this would also be considered as an invasion to privacy to the surrounding properties.

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.

Two storey side and rear extension

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, it further states that this guidance takes into account site-specific circumstances.

The host dwelling is positioned within the middle of a row of semi-detached properties. Along this section of King George Road, planning permission has been granted for several two storey side extensions, including at no.'s 52 and 64.

The proposed two storey side extension would be constructed above the footprint of the original integral garage to the side of no. 58, which has a set-back of 932mm from the shared boundary with no. 56. The extension would retain this set-back and has been amended in design to include a set-back of 1 metre between its front wall at first floor level and the main frontage of the house. It would also have a lowered ridgeline; and a matching roof shape to that of the main dwelling. The extension would measure to a width of 2.6 metres, significantly under half the width of the main dwelling frontage. Taking into account its proposed set back from the dwelling frontage; and its lowered ridgeline, it would appear as a subordinate addition to the property. The extension would using facing brickwork to match the existing building.

Having regard to the design, scale and width of the proposed extension, as amended, it is judged that the proposed set-back of 932mm from the side boundary of the site (when combined with the 1m set back from the front elevation of the dwelling) would meet the policy objectives of SPD 9; and would not result in the creation of a visual 'terracing effect' within the street scene.

Single storey rear extension

Based on its overall size, choice and colour of materials; as well as its position to the rear of the property, it is considered that the more contemporary design approach to the single storey element of

the rear extension (including the roof terrace) could be accommodated without detriment to the character of the property or surrounding street scene.

Rear dormer

Paragraph 11.1 of Supplementary Planning Document (SPD) 9 'Householder Developments' makes it clear that any alterations to the roof of a property should be designed to complement the existing dwelling and street scene. In the case of dormer extensions, SPD9 advises that it is important to avoid a "top heavy" appearance and spoiling the character of the dwelling; so the majority of the original roof slope should therefore be retained. Any dormer should always be positioned below the roof ridgeline and set-up from the eaves of the main dwelling.

The proposed dormer would be positioned to the rear of the property and would not be easily visible from the public road. In accordance with SPD 9 guidance, it would be set in from either side boundary, positioned below the roof ridgeline; and set-up from the eaves. As amended, it would also use materials of a similar appearance to that of the existing dwelling, with tile hung cheeks to match the main roof. Based on its size, position and design, the rear enlargement would not result in harm to the visual amenity of the immediate street scene.

Conclusion

For these reasons, it is judged that the development 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.

Two storey side and rear extension

As highlighted, the proposed two side/rear extension would retain a set-back to the boundary with 56 King George Road. Additionally, there is an existing single storey garage offshoot to the side elevation of number 56; which would separate the proposed extension from the main body of the neighbouring property.

The first floor window to the side elevation of 56 King George Road facing the proposed extension appears to serve a landing area and not a habitable room. The nearest first floor window along the rear elevation of the neighbour is obscure glazed and serves a bathroom. At ground floor level, the neighbour has an existing single storey rear offshoot, the principle windows of which face towards their rear garden, rather than towards the proposed extension.

Taking into account the existing window layout at no. 56 and the position of the extension in relation to the neighbouring property; it is not considered that the works would appear overbearing or cause material harm to the amenity of the neighbour through overshadowing or a loss of outlook to any habitable room window.

SPD 9 makes clear that reasonable levels of privacy to neighbouring properties should be maintained. There will be a general presumption against windows in elevations on the boundary, except where they are obscurely glazed or of a high-level type (over 1.7m above floor level). One first floor window is proposed to the side elevation of the extension. It would serve a bathroom; and would be obscure glazed. Subject to a condition requiring this obscure glazing to be maintained, it is not judged that the extension would introduce the unacceptable overlooking of any habitable room window or private amenity space; and would maintain existing privacy standards within the surrounding estate.

Single storey rear extension

The single storey element of the rear extension would project 1.7 metres beyond the existing extension to the rear of the adjoining property of 60 King George Road; and would retain a separation distance of 4.6 metres to the side elevation of the neighbouring property of 56 King George Road. A 1.8 metre high boundary fence runs along the common boundary to either side of the application site. Having regard to the projection, size and position of the proposed extension, it is not judged that it would cause unacceptable harm to the amenity of any neighbouring dwelling through overshadowing, loss of outlook or loss of privacy.

First floor roof terrace

SPD 9 advises that balconies to the rear of properties can give rise to additional impact on the privacy of neighbouring properties. In considering applications for new balconies, in addition to any impact on windows of neighbouring properties, the council will have regard to the extent to which the proposal will cause overlooking of neighbouring gardens and yards when compared with the current situation.

The semi-detached dwellings along this part of King George Road benefit from large rear gardens. As a result, the first floor roof terrace would retain a separation distance of approximately 30 metres to the properties to the rear of the site.

An objection was received from the neighbouring property of 60 King George Road, raising concerns that the balcony would overlook their rear garden. To address this objection, the design of the terrace has been amended to include a 1.8 metre high obscure glazed privacy screen to its side elevation, facing no. 60. This would substantially reduce the potential for the overlooking of the rear private garden of the neighbour, as well as prevent any views back towards the habitable room windows to the rear elevation of the property. The terrace would also be set back 4.7 metres from the shared boundary with no. 60, with only angled views possible from the rear of the terrace towards the neighbouring gardens on either side of the site.

Having regard to the addition of privacy screens to both side elevations of the terrace, the separation distance to the nearest neighbouring habitable room windows (including those to the rear of the site); and the size of the rear gardens along this section of King George Road, it is not judged that the terrace would result in material harm to the amenity of any surrounding property through a substantial loss of privacy. However, in the interests of protecting residential amenity, a condition is proposed to secure the installation and retention of the privacy screens shown to either side elevation of the terrace.

Taking into account the height, projection and lightweight design of the roof terrace (including its glazed balustrade), as well as the position of the nearest neighbouring habitable room windows, it is also not considered that it would result in an oppressive or overbearing visual impact upon any surrounding property.

Rear dormer

General concerns were raised by the neighbouring property of 60 King George Road that the dormer would impact on the privacy of residents. The enlargement to the roof would not project beyond the existing rear building line of the dwelling; and any overlooking would be comparable to that currently possible from the existing rear first floor habitable room windows at the property. Having regard to the position and orientation of the proposed dormer; as well as the separation distance to the properties to the rear of the site, it is not considered that the addition to the roof would result in material harm to the amenity of surrounding residents through a loss of privacy.

Conclusion

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 development would retain the existing garage and driveway for off-street parking to serve the property. It is therefore judged that the proposals would be acceptable in highways terms and 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 A201 Revision A received on 22/10/2018
Drawing Number A202 Revision B received on 22/10/2018

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.

4 The 1.8 metre high opaque/obscure glass privacy screens to both side elevations of the first floor terrace as shown on approved plan reference A201 Revision A (received on 22/10/2018) shall be installed prior to the first use/occupation of the terrace hereby approved and shall be maintained as such thereafter.

To ensure a satisfactory standard of privacy is retained in the interests of residential amenity, in accordance with South Tyneside LDF Development Management Policy DM1.

5 Prior to the first occupation of the extension hereby permitted, the first floor bathroom window to the side elevation of the extension facing the common boundary with 56 King George Road (as shown on the approved plan reference: A201 Revision A received on 22/10/2018) shall be glazed with obscure glass to a level sufficient to protect the privacy of the neighbouring occupiers. The form of the window and obscure glazing shall be retained as such thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential 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: 24//10/2018

Authorised Signatory:
Date:

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