DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0838/18/HFUL
Proposal: Demolish existing porch, construct new single storey side extension and first floor side extension over existing offshoot - reception room and en-suite bedroom extension with cupboard to extended stair landing. Widen existing driveway.
Location: 164 Harton House Road
South Shields
NE34 6EA

Site Visit Made: 12/10/2018

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 north facing semi detached dwelling in the established residential area of South Shields. The property has a hipped roof and to its western side there is a single storey pitched roof extension permitted in 2007 by application ref: ST/0736/07/FUL. To the rear the property there is a hipped roof two storey extension, permitted in 2002 by application ref: ST/1204/01//DM. To the front there is a single storey front extension and porch. The property has a small garden and driveway to the front, which leads onto the highway.

This application seeks full planning permission to construct a pitched roof single storey side extension to the front of the existing side extension and a pitched roof first floor extension above the existing single storey side extension. It is also proposed to demolish the existing porch and to widen the driveway and access.

Publicity / Consultations (Expiry date 12/10/2018)

1) **Neighbour responses** - None
2) **Other Consultee responses** - None

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010. The main considerations are the impacts the development will have on residential and visual amenity.

LDF Policy DM1 seeks to preserve residential and visual amenity. SPD9 states that single storey extensions should not normally have a width greater than half the width of the existing property. Proposals beyond this will be assessed on their own merits.

SPD9 also notes that two-storey and first floor side extensions can create a terracing effect within the street scene and give rise to inappropriate design. To achieve the desired subordinate appearance and to minimise any terracing effect, two-storey side extensions on semi-detached and high-density detached properties should:

- retain a minimum 1 metre gap between the extension and the side boundary of the application site;
- provide a minimum 1 metre set-back between the front wall of the upper storey extension and the main front wall of the house;
- provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling.

To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage, whichever is the greater.

The proposed side extensions would be located adjacent to the boundary with No. 162 Harton House Road to the west. No. 162 is set 2.2m from the shared boundary. The gable end elevation of No. 162 hosts a door at ground floor level and a small window at first floor level which appears to serve a landing. Consequently the development would not lead to such a significant impact upon overshadowing and loss of outlook upon the gable end to warrant refusal. There would be no windows in the gable elevation facing towards No. 162, save for an existing window serving a staircase and a landing. Therefore there would be no significant further loss of privacy to that property. The two storey element of the proposal would project 1.6m further to the rear than the main rear elevation of No. 162. However, that property has a single storey extension close to the boundary at this point which results in overshadowing and some loss of outlook to the ground floor of the main rear elevation of No. 162 as existing. Given the limited projection beyond the rear of No. 162, and the orientation of the two properties, it is not considered that the proposal would lead to such a significant adverse impact upon the residential amenity of No. 162 in terms of outlook and overshadowing to warrant refusal.

The proposal would be screened from No. 166 Harton House Road to the east by the main bulk of the host property and existing two storey rear extension. There would therefore be no significant adverse impact upon the residential amenity of that property.

In terms of design, the ridge of the two storey extension's roof would be set down from the ridge of both the main roof and the existing two storey rear extension. The first floor element would be set significantly back from the principal elevation of the host property. Therefore the extension would be subordinate to the host property. The pitched roof to the single storey element would be acceptable. The two storey extension would have a pitched roof. The existing property and existing rear extension both have hipped roofs, as do the majority of the surrounding properties; however there are examples of pitched and flat roofs to two storey extensions in the area. The proposed two storey element of the side extension would be set back significantly from the front building line of Harton House Road however and so it would not be highly visible within the streetscene; therefore would not result in such a significant adverse impact upon the visual amenity of the area to warrant refusal. Consequently the pitched roof would be acceptable on balance.

Whilst the driveway would be shortened by the construction of the single storey side extension, it would be widened and so adequate car parking space would remain at the site. The widening of the driveway would be acceptable. The demolition of the existing porch would not require planning consent but is nevertheless acceptable.

In conclusion it is considered that the proposal would have an acceptable impact upon the residential amenity of neighbouring properties and the visual amenity of the area. The proposal would therefore accord with all relevant local and national planning policy and consequently the application is recommended for approval.

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

"Site/Roof Plan Proposed" received 03/09/2018
Drg No. 1 received 03/09/2018
Drg. No. 0794/7716/814 received 03/09/2018

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: 25/10/2018

Authorised Signatory:
Date:

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