DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0883/18/HFUL
Proposal: Two storey side extension providing new kitchen, utility, garage, master bedroom, dressing room and ensuite. Alterations to existing front porch.
Location: 161 King George Road
South Shields
NE34 0EU

Site Visit Made: 18/10/18

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site is a two-storey semi-detached property, located on the east side of King George Road (A1018) in South Shields. The property is attached to the neighbouring semi-detached dwelling to the south, at 163 King George Road, and the property boundaries adjoin the boundaries of 159 King George Road, to the north, and 57 & 59 West Avenue to the rear.

The street scene along this stretch of King George Road, a classified 'A' road and key vehicular route into South Shields, is characterised by two-storey semi-detached residential properties of a relatively consistent scale, character and spacing, of which the application property is a typical example.

The properties fronting this part of King George Road are all fairly similar in their nature and aesthetic, although there is some variation in terms of the design detail, and there are examples of two-storey side extensions and other additions to properties.

The application seeks to add a two storey side extension, with a hipped roof form, set down below the existing hipped roof of the main dwelling. The proposed elevation plans indicate that the proposal would be 3.9 metres wide, with the side wall of the proposed extension situated 1 metre from the boundary with 159 King George Road. The extension would have a 1 metre setback from the front wall (approx. 1.85 metres behind the front of the existing bay window feature) and would extend the full length of the original property and the single storey extension that has been subsequently added.

The proposals were revised following discussions between the case officer and planning agent during the application process in order to provide a 1 metre setback at first floor level (a first floor setback of 0.675 metres was originally proposed). In accordance with the Council's Statement of Community Involvement, it is not considered that additional neighbour notification is required to notify neighbours of this minor change, which is a slight reduction in the scale of the proposals.

At ground floor level, the extension would be level with the front porch, which is 1.2 metres in front of the main front elevation. The porch would be altered to allow it to adjoin the proposed extension, and would also display a hipped roof form.

Publicity / Consultations (Expiry date 17/10/18)

1) Neighbour responses

None received

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

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

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

Design/Visual Amenity

The key issues affecting consideration of the visual appearance of the proposed two-storey side extension are any effects that the extension would have in terms of its relationship with the host property, with the immediate neighbour, and the wider street scene. This includes consideration of whether the proposal would appear as subordinate to the host, whether it would give rise to any degree of terracing effect, and whether these effects would be harmful within the surrounding street scene.

Guidance in the Supplementary Planning Document (SPD) 9 'Householder Developments' (at paragraph 7.2) advises that to achieve the desired subordinate appearance, and to minimise any terracing effect, two-storey side extensions on semi-detached properties should retain a minimum 1 metre gap between the extension and the side boundary of the application site, or provide a one third depth setback where a gap of less than 1 metre from the boundary is provided. The design guidance advises that where a 1 metre gap is provided, a 1 metre set back from the front wall of the property should ordinarily be provided, in order to give the extension sufficient subservience and avoid a terracing effect. The proposed extension shown on the revised plans achieves this.

At 3.9 metres wide, the width of the extension is wider than the recommended standard in SPD9 (paragraph 7.3) of half the width of the dwelling (3.2 metres). However, it is noted that the provision of a suitably lowered ridge line and a roof shape that corresponds to the main dwelling (paragraph 7.2), and an acceptable setback would still exist at first floor level.

There are a number of two-storey side extensions along this stretch of King George Road, the majority of which are half the width of the host property or less. However, a very similar extension to the one proposed here has been added at 165 King George Road, with a wider than half width extension of similar design, with a similar projection to the rear also. This is situated on the next pair of semis (165-167), which are the same property type, size and style as 161-163 King George Road. The extension at 165 King George Road was granted planning permission (ST/0218/15/HFUL) in 2015. Weight is given in decision making to the presence of this similar extension

The proposed palette of external materials would have a similar appearance to the main dwelling and are considered to be acceptable. A condition is recommended for inclusion with any approval, requiring the use of similar materials (unless otherwise agreed in writing with the LPA).

On balance, it is considered that the proposed side extension would have a sufficient degree of visual subordinance to the main property and within the street scene, would be in keeping with the character and appearance of the street and would not create a terracing effect. It is not considered that the proposal would have a significant harmful impact within the street scene and would not prevent the extension from being a secondary and subservient addition, or create an unacceptable terracing effect.

While the proposed side extension does have some degree of conflict with the design guidance in SPD9, it is considered that, due to the particular site circumstances of this case, that the development would not be unacceptably harmful in the context of the immediate street scene, and that the proposal conveys

sensitive consideration of its surroundings. The proposed development would accord with LDF Policy DM1 (A) in this instance.

Residential Amenity

The existing side elevation contains a side facing kitchen window, a WC window and a door. This elevation would be replaced by the proposed side elevation (facing towards 159 King George Road), which contains two thin and long (340mm high) high level windows, which are proposed within the side elevation, 1785mm above the proposed finished floor level. These are proposed in order to allow light into the proposed kitchen and would not allow any views out of them. A door and small window serving a small (non-habitable) utility room are also proposed. No openings are proposed within the side elevation at first floor level.

It is considered that the proposals would not materially harm the amenity of the occupiers of the adjacent properties to either side through overlooking or impacts on the privacy of occupants.

Side facing ground floor windows could be added using permitted development rights under Part 1 Class A of the GPDO. In this instance such windows could have a harmful impact in terms of overlooking/privacy, if located towards the rear of the proposed side elevation, due to their relationship with the conservatory and rear garden area. It is therefore considered that a planning condition is included to prevent the installation of side facing windows at ground floor level without planning permission first being obtained, to prevent a potential harmful impact on the amenity of neighbours.

New openings serving habitable rooms are proposed within the front and rear elevations would be located a substantial distance from neighbouring properties opposite King George Road and to the rear along West Avenue. It is not considered that they would have any additional impact on privacy or overlooking of the occupiers of the neighbours, over and above the windows that currently exist in the front and rear elevations of the property.

The proposed side extension would extend 3.9 metres closer to the side elevation of the neighbouring property at 159 King George Road. However, there is no outlook from habitable rooms within the side elevation that could be impacted upon by this development.

The proposed side extension would also extend beyond the main rear wall of the property by approximately 3.5 metres, extending as far as the existing single storey rear extension, adding an additional storey that would again come 3.9 metres closer to 159 King George Road than the main side wall of the existing dwelling. This extension would be situated to the south of 159 King George Road. The extension would be situated approximately 1 metre from the joint property boundary. The conservatory is situated around 5 metres away from the property boundary, while the rear ground floor window is approximately 4 metres away. No objections to the proposal have been received from this neighbour.

It is considered that a reasonable outlook would be maintained from the rear ground floor window of 159 King George Road and from the conservatory at the rear of the property. The proposal would be likely to give rise to some increased overshadowing towards the rear ground floor window, the side windows of the conservatory and the part of the garden area between the side boundary and the conservatory. While there would be a degree of additional overshadowing, it is not considered that significant harm would be caused to the residential amenity of the occupiers of this property through impacts arising from overshadowing. Additional overshadowing would only impact upon a small part of the garden area, and the side facing windows of the conservatory, whereas the primary outlook from this conservatory is to the rear, which would not be impacted upon by the development. It is also considered that the proposed extension would not cause unacceptable impacts in respect of daylight or over dominance.

The upper floor of the side extension would also be visible above the existing rear extension, and would be visible from the rear garden and upper floor windows of the adjoining semi-detached property at 163

Kind George Road, but not from ground floor windows, as the property already extends as far to the rear at ground floor level as the proposed extension. The two-storey addition would be situated approximately 7 metres from the boundary with 163 King George Road, extending approximately 3.5 metres beyond the main rear elevation, and no further to the rear than the existing single-storey rear extension. The extension would also be situated to the north of this property. These factors indicate that the proposal would not have an unacceptable impact on the residential amenity of occupiers of this property as a result of overshadowing, dominance or daylight impacts. The outlook from the rear of this property would not be impacted upon by the development.

It is considered that the development would not unacceptably impact upon the residential amenity of neighbours in respect of overlooking or privacy of neighbours, in respect of the outlook from habitable room windows, over dominance, daylight or overshadowing. It is considered that the proposal would not be unacceptably harmful to the amenities of neighbouring residents, and that the development is in accordance with LDF Policy DM1 (B), while having regard to the design principles set in SPD 9.

Summary

While the proposal results in a minor degree of conflict with the design guidance set out in Supplementary Planning Document (SPD) 9 'Householder Developments', it is considered that, in the site circumstances and context of this particular case, that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A & B), having regard to all other material planning considerations. The proposal would be an acceptable form of development, subject to the inclusion of the suggested conditions.

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

Drg No DJA1803-08A received 17/12/2018
Drg No DJA1803-09A received 17/12/2018
Drg No DJA1803-10A received 17/12/2018
Drg No DJA1803-11A received 17/12/2018
Drg No DJA1803-12 received 17/09/2018
Drg No DJA1803-13 received 17/12/2018

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 Notwithstanding the provisions of the Article 3 and Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no windows or openings other than those shown on the approved plans shall be inserted in the side elevation of the extension facing north (towards 159 King George Road), hereby approved, without an application for planning permission having first been made to and approved in writing by the local planning authority.

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: Chris Stanworth
Signed:
Date: 20/12/18

Authorised Signatory:
Date:

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