DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0932/18/HFUL
Proposal: Construction of a single storey side extension to the front, rear and gable of No. 170 Harton House Road and the construction of single storey extension and roof alterations to front of No. 168 Harton House Road
Location: 168 & 170 Harton House Road
South Shields
NE34 6EA

Site Visit Made: 17/10/2018

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 primarily relates to a north facing semi detached dwelling (No. 170) in the established residential area of South Shields. The property has a hipped roof and to the rear there is a single storey pitched roof extension permitted in 2006 by application ref: ST/1288/06/FUL. There is a porch to the front elevation (also permitted by application ref: ST/1288/06/FUL) adjacent to a bay window. To the eastern side of the property there is a driveway leading to a flat roof garage to the rear.

This application seeks full planning permission to construct a single storey pitched roof extension to the rear of the property, front of the garage, and eastern side of the property. The extension would adjoin the existing rear extension to its eastern side and would project to the east to adjoin the front of the existing garage and the site's eastern boundary with No. 172 Harton House Road. The extension would also project forward of the garage and to part of the eastern side of the main dwelling.

It is also proposed to construct an extension to the front of the dwelling, adjacent to the existing porch. The extension would have a bay window and would adjoin the existing front extension to the adjacent property, No. 168 Harton House Road. The roof of the proposed front extension would be pitched and would adjoin a new pitched roof to No. 168's front extension.

Publicity / Consultations (Expiry date 04/12/2018)

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 side 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. In terms of rear extensions, SPD9 states

that single storey rear extension to semi detached properties of 3m projection would be acceptable. SPD9 states that in the case of terraced and semi-detached houses, front extensions should not normally project forward from the original dwelling by more than 1.4 metres.

Rear & Side Extension

The proposed rear and side extension would adjoin the boundary with No. 172 Harton House Road to the east, to the front of the existing garage. That property has a rear extension with a rear extension and conservatory to the rear of that extension and is set approximately 2.5m from the boundary. There are no ground floor windows in the side gable elevation of No. 172, except for one to the side elevation of a front extension (the proposed side extension would not project that far forward to be level with that window), one to the side elevation of the rear extension (which currently affords limited outlook due to the presence of a closed board fence upon the boundary of approximately 1.8m height) and the windows to the side elevation of No.172's conservatory (which would be screened from the development by the existing garage of the host property). Consequently there would be no significant loss of outlook to No. 172. Given the orientation and positioning of the two properties there would be no overshadowing to No. 172. There would be no windows in the side elevation of the proposal and so there would be no loss of privacy to No. 172.

The proposed rear and side extension would be screened from No. 168 Harton House Road to the west by the existing rear extension and so there would be no significant loss of residential amenity to that property.

In terms of design, there are a number of pitched roof single storey extensions within the vicinity and the proposed pitched roof design would be acceptable.

Front Extension

The proposed extension front extension would project 1.42m from the main front elevation of the property. Whilst slightly in excess of the distance set out in SPD9 this would be insignificantly greater and so would be acceptable in that regard. It would not have an adverse impact upon the residential amenity of neighbouring properties. In terms of design, the pitched roof of the front extension would adjoin the roof of No. 168's existing front extension, the roof of which would be amended from hipped to pitched. There are a number of pitched roof front extensions within the vicinity and so this part of the development would be acceptable.

Summary

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

Dwg No. 001 rev 2 received 09/11/2018
"Proposed Plans and Elevations" received 02/10/2018

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.

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: 05/12/2018

Authorised Signatory:
Date:

«END»