DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0933/18/HFUL
Proposal: Single storey front extension and new pitched roof to side.
Location: 33 Dunlop Crescent
South Shields
NE34 6QG

Site Visit Made: 09/11/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for the construction of a single storey front lounge extension and to replace the existing flat roof above the side and rear off-shoot with a pitched roof at 33 Dunlop Crescent, South Shields.

The proposed front extension would project 1.5m from the front elevation, measure 4.6m wide and fall short of the common boundary shared with No. 35 Dunlop Crescent by 0.25m. A pitched roof is proposed above the front lounge extension, existing front door and single storey side/rear off-shoot; creating a canopy above the front door. The canopy would be cantilevered providing further parking space. An eaves height of 2.6m and ridge height of 3.6m encompasses the front, side and rear pitched roof. No other changes are to be made to the existing rear and side off-shoot.

The surrounding properties are also semi-detached dwellings, some with extensions and/or alterations, therefore no uniform appearance.

The proposed materials would be brick, tiles and upvc windows/doors to match existing. All the dimensions for the proposal can be scaled from the submitted drawings.

Publicity / Consultations (Expiry date 28/11/2018)

1) **Neighbour responses**
None

2) **Other Consultee responses**
Traffic and Road Safety – No comments and happy for the proposal to be approved.

Assessment

The main issues relevant to the determination of this application are:

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

Design/Visual Amenity

SPD 9 states that front extensions should not normally project forward from the original dwelling by more than 1.4m. In this case the proposed front extension would project 1.5m beyond the front elevation.

Although the proposal is larger than what the guidance states, the difference is sufficiently small enough to not have a material adverse impact on design/visual amenity.

The proposed materials would match the existing dwelling; be brick, tiles and upvc windows and doors to match existing. A condition is recommended in respect of the external materials.

The proposed front extension is considered to be a suitably well designed and a subservient addition in relation to the main property, and is appropriate in terms of its scale, massing, siting, design detail and materials. The proposal would be in keeping with other properties in the area, many of which have extensions to the front and/or side elevations. The location of the property, and the characteristics of the surroundings, means that the proposal is considered to have a neutral impact on the character of the surrounding area.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

Residential Amenity

No. 35 Dunlop Crescent is the attached neighbour and No. 31 Dunlop Crescent is the adjacent neighbour to the West.

No. 35 Dunlop Crescent –
The proposed front extension at No. 33 Dunlop Crescent would be set back 0.25m from the common boundary shared with No. 35. The living room window of No. 35 is set back 0.7m from the common boundary where a hedge sits lower than the existing windows.

Concerns were raised by the case officer regarding the loss of privacy to No. 35 from the proposed window along the eastern elevation facing No. 35. The agent confirmed that the window would be obscure glazed which is confirmed on amended drawing 001 Rev B (received 20/11/2018). A condition is recommended to ensure the installation and retention of obscure glazing to this window. Taking these into consideration, the proposal would not have an adverse impact on No. 35 Dunlop Crescent.

No. 31 Dunlop Crescent is located West of No. 33 Dunlop Crescent with the front elevation facing away from No. 33. A distance between both front elevations is 3.4m. The existing flat roof measures 3m high and the ridge of the tiled roof to the front measures 3.3m high. The proposed roof to the side and rear off-shoot roof would measure 3.6m to the ridge and an eaves height of 2.6m.

A window is proposed along the side elevation of the proposed lounge extension facing No. 31. The front door of No. 31 is located on the side elevation facing No. 33 and also hosts a landing window on the first floor. Due to the orientation and distance between the dwellings, there would be no detrimental impact on No. 31 Dunlop Crescent.

There would be no unacceptable impact on the amenity of the above neighbouring occupiers through a loss of privacy or over dominance, subject to the aforementioned suggested condition. Based on its size, scale and location; the proposal is not considered to give rise to any material harm to the amenities of (any of the surrounding) neighbours in terms of outlook, privacy or overshadowing.

Highway Safety

Traffic and Road Safety were consulted on the proposal and they are happy for the scheme to be approved.

The proposed canopy above the front door would be cantilevered, providing additional parking. The total off-road parking space would be 5.8m, which includes the area below the canopy and therefore complies with SPD 9 and DM1 (G).

Conclusion

It is considered that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A, B and G) and that the proposal would be an acceptable form of development. SPD 9 has been taken into account in reaching this conclusion.

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 001 Rev C received 05/12/2018

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 The window along the eastern elevation shown within the proposed side elevation b on drawing no. 001, Rev C (received on 05 December 2018) facing the common boundary with 35 Dunlop Crescent shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The form of windows and obscure glazing shall be retained 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: Emma Thomas
Signed:
Date: 05/12/2018

Authorised Signatory:
Date:

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