

## **DELEGATED REPORT / CASE OFFICER'S ASSESSMENT**

**Ref No:** ST/0968/18/HFUL  
**Proposal:** Single storey side extension  
**Location:** 16 Central Avenue  
Whitburn  
SR6 7LB

**Site Visit Made: 23/11/2018**

### **Relevant policies/SPDs**

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

### **Description of the site and of the proposals**

Planning permission is sought for the construction of a single storey extension to the side of 16 Central Avenue in Whitburn.

Application details state that the proposal would be constructed with brick walls, a tiled roof and UPVC windows and door frames. All dimensions can be scaled from submitted drawings.

It should be noted that the original proposal included a single storey rear extension which would have been an unacceptable form of development. This was because of its projection distance adjacent to the common boundary shared with 14 Central Avenue, and the impact it would have had on a ground floor habitable room window to the rear of this neighbouring property. These concerns were raised with the applicant's agent, and the rear extension has now been removed from the proposal. The application description has therefore been amended to remove reference to the rear extension – and an amended application form has been submitted. It was not considered necessary to re-notify neighbours on this amended description.

### **Publicity / Consultations (Expiry date 07/12/2018)**

#### **1) Neighbour responses**

**None received**

#### **2) Other Consultee responses**

**None received**

### **Assessment**

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

- Design and visual impact;
- Impact on residential amenity; and
- Impact on highway safety

#### **Design and visual impact**

The proposal would not be wide at less than three metres in width and less than half the width of the original dwelling. External materials would be to match those of the existing dwelling which would be acceptable. It is considered that the proposal would have an acceptable visual impact and so would

convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials. A condition is recommended to control that external materials be of a similar appearance to those used in the construction of the exterior of the existing dwelling. Subject to compliance with this condition it is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A) and the associated Supplementary Planning Document (SPD) 9 'Householder Developments' in relation to design.

#### Impact on residential amenity

The proposal would build towards 18 Central Avenue, which has an existing side off-shot including a garage. The only window to the side of 18 Central Avenue facing the application site is at first floor. Given the existing built form and single storey nature of the proposal, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of 18 Central Avenue or any other neighbouring properties in relation to privacy, outlook and over dominance, or overshadowing. It is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (B), and the associated SPD9 in relation to residential amenity.

#### Impact on highway safety

The proposal would result in the application dwelling retaining a driveway of an acceptable length. It is considered that the proposal would have no unacceptable impacts on highway safety, and so it would accord with adopted South Tyneside LDF Development Management Policy DM1 (G).

#### Summary

For the reasons articulated above, it is considered that the proposal would accord with development plan policy, and so would be an acceptable form of development.

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 No. 1 of 2 Rev A received 03/12/2018
- Drawing No. 2 of 2 Rev A received 13/12/2018

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.

### **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](http://www.gov.uk/government/organisations/the-coal-authority)

**Case officer: David Rogerson**

**Signed:**

**Date:**

**Authorised Signatory:**

**Date:**