DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0971/18/HFUL
Proposal: Single storey side extension.
Location: 42 Harton House Road
South Shields
NE34 6ED

Site Visit Made: 27/11/2018

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for the construction of a single storey side extension with a lean-to roof at 42 Harton House Road. The semi-detached property is located within a well-established residential area of South Shields.

The proposed single storey side extension would project 1.525m from the side elevation of the existing dwelling, falling short of the common boundary shared with No.44 Harton House Road by 0.125m. The length of the extension would be 5.165m, the ridge height would measure 3.1m and eaves height 2.1m.

The proposed materials would match those of the existing property; facing brick, sandtoft 20/20 clay roof tiles and upvc framed double obscure glazed windows.

Amended plans were submitted (received 16/11/2018) reducing the width of the proposed side extension by 0.125m. The proposed roof has also reduced in height and changed from pitched to a lean to roof. A 14 day re-consultation letter was sent to No.44 Harton House Road; the property the proposal would directly face.

Publicity / Consultations (Expiry date 14/12/2018)

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

Assessment

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 and Visual Amenity

The proposed side extension would be visible from Harton House Road but would be set back 1.3m from the front elevation. It would measure 3.1m to the ridge and eaves height of 2.1m; therefore appearing subordinate to the original dwelling.

The proposed materials would match those of the existing property; facing brick, sandtoft 20/20 clay roof tiles and upvc framed double obscure glazed windows.

The size, scale and proportions convey sensitive consideration of its surroundings and character of the host/existing dwellings.

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).

Residential Amenity

No. 44 Harton House Road is the adjacent neighbour who may be affected by the proposed extension.

The proposed extension would protrude1.525m from the side (southern) elevation and would be set back 0.125m from the common boundary shared with No. 44 Harton House Road. The 0.125m gap would allow the guttering to sit along the eaves and not encroach the common boundary. No windows are proposed for the elevation facing No. 44, but a small obscure glazed window is proposed for the front and rear elevations, serving a utility room and toilet.

The proposed extension along the southern elevation at No. 42 would not directly sit opposite all obscure glazed windows/doors located along the northern elevation at No. 44. There would be no loss of privacy or loss of light as the windows/door appears to host non-habitable rooms (hallway/landing).

For these reasons, it is not considered that the development would result in harm to the amenity of any surrounding residents; and would accord with LDF Policy DM1 (B).

Conclusion

It is considered that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A and B) and the guidance contained within SPD 9, and that 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. 2961 Rev A, Received 16/11/2018

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:
Signed:
Date:

Authorised Signatory:
Date:

«END»