DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0978/18/HFUL
Proposal: Single storey rear extension.
Location: 8 Forster Avenue
South Shields
NE34 6NL

Site Visit Made: 15/11/2018

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 to demolish the existing kitchen and dining room offshoots and construct a single storey rear extension with a flat roof and glass skylight at 8 Forster Avenue, South Shields. Internally the existing kitchen and dining room would be merged to create an open plan kitchen/living area encompassing the proposed extension.

The proposed extension would project 3.8.m from the rear elevation and measure 5.8m wide. The height of the flat roof would be 2.880m and the height of the skylight would be 3.370m.

The proposed materials would be white upvc windows/doors and black plastic guttering to match existing. The walls would be finished in render and the proposed flat roof finished with GRP or single ply membrane and glass skylight above. 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**
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/Visual Amenity

The proposed single storey rear extension is considered to be a suitably well designed and a subservient addition in relation to the main property. The proposal would not be over development of the site as the existing offshoots would be demolished to make way for the proposal and the garden is large enough to include the development.

The surrounding area is a mix of semi-detached dwellings and detached bungalows with a mix of brick and render. A number of these dwellings have had various extensions built differing in scale and design, in particular the adjacent neighbours.

The proposed white upvc windows would match existing windows. The proposed render would be finished in white/cream. The render would not match the existing dwelling, however as many dwellings in the immediate host a mix of brick and render, the dwelling would not have an adverse impact on the surroundings.

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

The proposed single storey rear extension would be built to the common boundary shared with the attached neighbour; No. 6 Forster Avenue and 1.82m from the common boundary shared with No. 10 Forster Avenue.

No. 6 Forster Avenue; the attached neighbouring property hosts a rear extension 0.1m away from the common boundary. The elevation facing No. 8 does not host any windows and no windows are proposed along the southern elevation of the proposed extension facing No. 6; resulting in no loss of privacy to either property. No. 6 sits at a higher ground level than No. 8 hosting a kitchen/diner extension and conservatory. The proposed extension at No. 8 would not project beyond the conservatory at No. 6. The existing panel fence along the common boundary is to remain. Taking these into consideration, the proposal would not have a detrimental impact on No. 6 Forster Avenue.

No. 10 Forster Avenue is the adjacent neighbour North of No. 8 Forster Avenue. The area between No. 8 and 10 measures 3.82m wide with a close boarded fence along the common boundary. No. 10 hosts a number of hallway/landing obscure glazed windows and doors along the southern elevation facing No. 8. The main dwelling door is the front access and the door on the off-shoot appears to be access to a kitchen/utility. The off-shoot also hosts a window on the rear elevation, therefore would not be affected by the proposal. Taking these into consideration, there would be no detrimental impact on No. 10 Forster Avenue.

There would be no unacceptable impact on the amenity of neighbouring occupiers through a loss of privacy or overshadowing. 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.

Conclusion

Overall it is considered that the proposal would be in accordance Local Development Framework, Development Management policy DM1 (A and B) and the overall objectives of SPD 9, and so is considered to 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

- Drg No 20/08/2018/PM/BR/01, Received 05/11/2018
- Drg No 20/08/2018/PM/BR/02 Received 05/11/2018
- Proposed Site Layout Plan, Received 05/11/2018

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 materials to be used to carry out the development hereby permitted shall be as those stated in the application form and email from PGM Architectural Planning Services dated 03/12/2018.

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: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:

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