DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1031/18/HFUL
Proposal: Alterations to existing front lounge, porch and cloakroom.
Location: 10 Armstrong Avenue
South Shields
NE34 6NW

Site Visit Made: 11/12/2018

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 alterations to the existing front lounge, porch and cloakroom at 10 Armstrong Avenue, South Shields. The alterations are to replace the lean-to roof with a hipped roof, new windows/door and rendering the external walls. The footprint of the front extension would not change, but the ridge height would reduce from 3.8m to 3.6m and eaves height 3m to 2.5m. Also proposed is the change of the existing first floor front elevation windows to match the proposed front porch windows. No other changes would be made internally.

The application site is located within a residential area of South Shields.

The proposed materials would be roof tiles, white upvc frames and render to match existing.

Publicity / Consultations (Expiry date 17/12/2018)

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

Assessment

The main issues relevant to the determination of this application are;
- Design and visual impact; and
- Residential amenity;

Design/Visual Amenity

The proposal is to make alterations to the front extension, including replacing the lean-to roof with a pitched roof, replacing the windows/door and render the external walls to match existing. The existing front extension footprint would remain the same and the height would be reduced. Also proposed is the replacement of the first floor front elevation windows to match the front extension windows. The proposed windows would also match the style of both adjacent neighbouring properties.

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. 12 Armstrong Avenue is the attached neighbour. The existing front extension side window facing No. 12 currently measures 1.9m high and 1.4m wide. The proposed side window would measure 0.7m wide by 1.3m high with the remainder of the wall rendered to match existing. SPD 9 states that side windows should be avoided or obscure glazed. The proposed window would not be obscure glazed, however the proposed window would be vastly smaller than existing window; therefore it is considered to be acceptable.

For these reasons, it is not considered that the development would result in harm to the amenity of No. 12 Armstrong Avenue or any other 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 SPD 9. 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. 0780/8654/234 - Received 14/11/2018
Proposed Site/Roof Plan - Received 14/11/2018

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.

Case officer: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:

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