DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1070/18/HFUL
Proposal: Demolish existing detached garage at side of house and build part two storey / part single storey extension to side of house for garage and bedroom/ensuite above and canopy to front elevation
Location: 13 King George Road
South Shields
NE34 0SP

Site Visit Made: 30/01/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

2 SPD9 - Householder Developments

Description of the site and of the proposals

13 King George Road is a semi-detached property located within a well-established residential area of South Shields. The dwelling benefits from gardens to the front and rear; and a detached garage to its side elevation. The property has an existing flat roof porch to its front elevation; and a single storey offshoot to its rear elevation.

Planning permission is sought for the construction of a part two storey / part single storey extension to the side of house for a new garage and bedroom/ensuite above and a roof canopy to the front elevation, including a new pitched roof to the porch. The existing detached garage would be removed as part of the works.

Amended plans were received on 4 February 2019 relating to the bow window feature proposed to the first floor of the new extension to the front of the property. Although it had been shown on the proposed floor plans and front elevation, it had been omitted from the side elevation as shown.

Having regard to the council's Statement of Community Involvement, this amendment was not considered to have a material impact on neighbouring amenity; and it was not considered necessary to re-notify neighbours in this instance. This was also taking into account the lack of any objections or comments received during the original notification stage.

Publicity / Consultations (Expiry date 13/01/2019, including bank holidays)

1) **Neighbour responses**

None received

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;

- Impact on residential amenity; and
- Highway capacity and safety

Design and Impact on Visual Amenity

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

Supplementary Planning Document (SPD) 9 'Householder Developments' states that two-storey side extensions on semi-detached dwellings should retain a minimum 1 metre gap between the extension and the side boundary, provide a 1 metre set-back between the front wall of the extension and the main front wall of the house, and provide a significantly lower ridge line. In addition side extensions should not normally be more than 3 metres in width or be more than half the width of the original dwelling frontage, whichever is greater. However, it further states that this guidance takes into account site-specific circumstances.

The host dwelling is positioned within the middle of a row of semi-detached properties. Along this section of King George Road, planning permission has been granted for several two storey side extensions, including at the neighboring property of 15 King George Road. The two storey extension at 15 King George Road was granted planning permission in 2012 (reference: ST/0979/12/FUL) with a set-back of 1 metre between its front wall at first floor level and the main frontage of the house; and a minimum set-back of 0.85 metres from the shared boundary with no. 13. The extension included the first floor bow window feature also proposed as part of the extension to no. 13.

The proposed two storey side extension at no. 13 would replace the existing detached garage to the side of the property. The extension would have a set-back of 800mm from the shared boundary with no. 15; and would include a set-back of 1 metre between its front wall at first floor level and the main frontage of the house. It would also have a lowered ridgeline; and a matching roof shape to that of the main dwelling. The extension would measure to a width of 2.9 metres, under half the width of the main dwelling frontage. Taking into account its proposed set back from the dwelling frontage; and its lowered ridgeline, it would appear as a subordinate addition to the property.

Having regard to the design, scale and width of the proposed extension, as well as the position of the existing two storey extension at no. 15, it is judged that the proposed set-back of 800mm from the side boundary of the site (when combined with the 1m set back from the front elevation of the dwelling) would meet the policy objectives of SPD 9; and would not result in the creation of a visual 'terracing effect' within the street scene.

The extension would using facing materials to match the existing building, conserving the character and appearance of the property and surrounding built environment.

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

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The position of the extension to the side of the dwelling means the only neighbouring property with the potential to be directly impacted by the development is the adjacent dwelling of 15 King George Road.

As highlighted, the proposed two storey extension would retain a set-back to the boundary with no. 15. The existing two storey side extension at the neighbour has no habitable room windows facing the proposed development. At ground floor level, no. 15 has an existing single storey rear extension, the windows of which face towards their rear garden, rather than towards the proposed extension.

Taking into account the existing window layout at no. 15 and the position of the extension in relation to the neighbouring property; it is not considered that the works would appear overbearing or cause material harm to the amenity of the neighbour through overshadowing or a loss of outlook to any habitable room window.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD 9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Highway capacity and safety

Although the existing detached garage would be removed as part of the works, the extension would include a new internal garage for the parking of a vehicle. No change is proposed to the existing 6 metre length of the driveway serving the property. It is therefore judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

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 Number 001 Revision A received on 04/02/2019
Proposed Block Plan received on 10/12/2018

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

Case officer: Joshua Kenolty
Signed:
Date: 04/02/2019

Authorised Signatory:
Date:

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