DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1086/18/HFUL
Proposal: Single storey extension to rear and side elevation.
Location: 1 Larch Avenue
South Shields
NE34 7NT

Site Visit Made: 10/01/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a two storey east facing dwellinghouse in the established residential area of South Shields. The property is positioned on a corner plot at the junction of Larch Avenue and Prince Edward Road. The property has a driveway to its front elevation, timber decking to its side and a garden to the rear. It has previously been enlarged to the front elevation through the addition of a single storey extension (ref: ST/524/17/LAA). The property gained planning permission in August 2018 for a single storey rear extension and a two storey side extension (ref: ST/0711/18/HFUL) however this has not yet been implemented.

This application seeks full planning permission to construct a single storey side and rear elevation.

Publicity / Consultations (Expiry date 14/01/2019)

1) **Neighbour responses - None**

2) **Other Consultee responses - None**

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010. The main considerations are the impacts the development will have on residential and visual amenity. LDF Policy DM1 seeks to preserve residential and visual amenity whilst SPD 9 provides householder design guidance.

Single storey side extension

SPD9 states with regard to single storey side extensions that reasonable levels of privacy to neighbouring properties should be maintained. There will be a general presumption against windows in elevations on the boundary, except where they are obscurely glazed or of a high-level type (above 1.7 metres). Single storey extensions should not normally have a width greater than half the width of the existing property. Proposals beyond this will be assessed on their own merits. To preserve the character of the street scene, single-storey extensions on corner plots should not extend beyond the established building line of the return street frontage. If no clear building line is easily identifiable along the side street, such extensions should seek to retain a minimum side space of 2 metres from the plot boundary.

It should be noted that the property has planning permission for a two storey side extension partially on the footprint of this proposed single storey side extension (albeit with a width of 3m; 0.3m wider than as proposed here) which would result in a greater impact upon the streetscene than that proposed here (ref: ST/0711/18/HFUL).

The proposed side extension element of the extension would project 2.7m from the side elevation of the host property. This would be less than half the width of the host property, in accordance with SPD9. The side extension would be set a minimum of 5.4m from the site's side boundary with Price Edward Road.

Whilst windows would be inserted into the northern elevation of the side extension, they would face towards Price Edward Road and would not result in any significant loss of privacy to neighbouring properties. They would therefore be acceptable.

It is judged that this design approach would provide the side extension with an appropriate design in the context of the surrounding built environment. It would ensure that the extension would appear subordinate; and would not result in the introduction of a terracing affect along this section of Larch Avenue. Having regard to the maximum width of the side extension proposed, as well as the position of the properties along Prince Edward Road; the extension would not project beyond this return street frontage; and would not interrupt the building line which is present in the street.

Single storey rear extension

SPD9 states that single storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 3 metres in respect of semi-detached or terraced houses will generally be acceptable.

The single storey rear extension would have a projection of 2.7 metres from the original rear wall of the property, would measure to a maximum height of 3.9 metres, and would be set back approximately 0.2 metres from the shared boundary with the adjoining property to the south, No. 3 Larch Avenue. Application ref: ST/0711/18/HFUL gave permission for a single storey rear extension of 2.7m projection upon the same footprint as the rear extension proposed by this application. Based on the height, projection and position of the proposed extension, it would not result in harm to the amenity of the neighbour through a significant loss of outlook, or through overshadowing. There would be no windows in the southern side elevation and so there would be no significant loss of privacy to No.3 Larch Avenue.

The single storey element of the extension to the rear of the property would be subordinate in scale to the host dwelling. Its position to the rear of the property would limit its visibility when viewed from the public road. The architectural style and facing materials of both the side and rear extensions would match that of the host dwelling; preserving the character and appearance of the property and wider street scene.

Summary

In conclusion it is considered that the proposal would have no significant adverse impacts upon the residential amenity of neighbouring properties or the visual amenity of the area. The application therefore would comply with all relevant local and national planning policy and the application is therefore recommended for approval.

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

Dwg No. P-06 Rev C received 03/12/2018
Dwg No. P-07 Rev C received 03/12/2018
Dwg No. P-08 Rev A received 03/12/2018
Dwg No. P-09 Rev B received 03/12/2018

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: Seán Gallagher
Signed:
Date: 16/01/2019

Authorised Signatory:
Date:

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