DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0119/19/HFUL
Proposal: Demolish existing rear conservatory and sun lounge. Construct new single storey rear sun lounge extension with 2no roof lights.
Location: 5 High Trees
South Shields
NE34 8EW

Site Visit Made: 06/03/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a detached dwelling located in the High Trees estate. The neighbour to the east and west are both detached dwellings (4 and 6 High Trees). Beyond the rear gardens of these properties to the south are further detached dwellings situated within the High Trees estate.

The proposal seeks permission to demolish the existing rear conservatory and sun lounge, and erect a single storey rear extension with two rooflights. The proposal would extend 4.2 metres from the rear of the original property, with the ridge height measuring 3.7 metres and the eaves height 2.6 metres. The materials proposed would also match those on the original property.

Publicity / Consultations (Expiry date 11/04/2019)

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 issues relevant to the determination of this application are the:

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity.

Design / visual amenity

Given the nature of the proposal, only a limited proportion of the development would be visible from the public domain. The proposed materials including the brickwork, roof tiles, and uPVC windows would match those on the existing dwelling. It is considered that the whole proposal would convey sensitive

consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity.

A condition is suggested with regards to the materials of the proposed extension being of a similar appearance to those used in the host dwelling, with the exception of the doors and rooflights, and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

The proposal would not harm the amenities of the neighbours to the north and south due to the level of spacing between them and those neighbours.

In terms of the neighbours to the east and west (4 and 6 High Trees), the proposal would protrude no further than the existing rear sun lounge, with no side windows proposed in the extension. Additionally, given the orientation of the dwellings, any overshadowing to the neighbouring properties would be limited, and it is therefore considered that the proposal would have no materially harmful impacts on the amenity and privacy of the occupiers of 4 and 6 High Trees.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

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 1 - Received - 11/02/2019
Drg No 4522/106 - Received - 11/02/2019
Proposed Site Roof Plan - Received - 11/02/2019

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, with the exception of the doors and rooflights (as detailed on Drg No 1 received 11/02/2019). 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

3 NOTE TO APPLICANT

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

4 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at: https://www.gov.uk/party-wall-etc-act-1996-guidance

Case officer: Nick Graham
Signed:
Date: 16/04/2019

Authorised Signatory:
Date:

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