DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0336/19/HFUL
Proposal: Two storey side extension - family room/kitchen and bedroom - with rooflight (1no.) to rear.
Location: 115 Marsden Road
South Shields
NE34 6RH

Site Visit Made: 03/07/2019

Relevant policies/SPDs

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

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application property of 115 Marsden Road is a south facing semi-detached property in an established residential area of South Shields. The dwelling occupies a corner plot on the corner of Marsden Road and Harton Rise. The property benefits from a garden to its side elevation, which is enclosed by a wall approximately 1m in height. A concrete driveway is accessed off Harton Rise.

Planning permission was refused in April 2019 (reference: ST/0136/19/HFUL) for a two storey extension at the property with a width of 4.3 metres, for the following reason:

> *The proposed two storey side extension, by virtue of its scale and massing and excessive projection, would appear incongruous and unsympathetic to the immediate area. As such the development would be detrimental to visual amenity and it would fail to accord with adopted Policy DM1 (A) of the South Tyneside Local Development Framework Development Management development plan document or the associated design guidance held within Supplementary Planning Document 9: Householder Extensions.*

Planning permission is now sought to construct an amended two storey side extension with a reduced width of 3.5 metres. Supplementary Planning Document (SPD) 9 'Householder Developments' advises that in order to maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage. The current proposal still exceeds this standard, albeit by only 500mm rather than 1.3 metres. The facing materials of the development would match those of the host dwelling.

Publicity / Consultations (Expiry date 21/06/2019)

1) Neighbour responses

One letter of objection received from the occupier of 1 Harton Rise, commenting:

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of an additional property on open space to the side of 115 Marsden Road. Our specific objections are as follows:

Where highway safety is compromised: traffic generation, road capacity, and means of access, visibility, car parking and effects on pedestrians/cyclists.

- This would massively impact the area of concern with this being a corner property thus causing disruption to the neighbouring area with regards traffic flow and congestion in a relatively busy area.
- The planned proposal would impact accessibility to our property.
- In the event of an emergency I will need to be able to vacate without any obstructions.
- Reservations with regards to any unwanted noise / smells that may be generated from this work.
- Concerns about the disturbance this will be caused due to the duration of the proposed plan
- The layout and density of the proposed development is inappropriate.

We believe the proposal to contravene this guidance as it is to the detriment of the quality, character and amenity value of the area, as outlined in the points above.

In conclusion we would also like to request that, should the application be approved, the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable. The proposed site of development is very small and contained, with no road frontage, so we would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours.

Planning Officer comments on representation:

This planning application proposes an extension to the existing dwelling of 115 Marsden Road; and does not propose a new dwelling at the site. The extension would be positioned within the existing garden of the property; and would not require the change of use of any designated open space.

No change is proposed to the existing vehicular access to the site from Harton Rise.

Issues arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working are not material planning considerations in the determination of this planning application; and would be covered by separate legislation set out within the Control of Pollution Act 1974 and the Environmental Protection Act 1990.

It is an offence to obstruct the public highway. This would be enforced by the council as local highways authority; and would be a separate matter to the planning process.

The council's Environmental Health Officers have powers to investigate potential statutory nuisance resulting from noise generation or odours. Again, this would be a separate matter from planning.

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

The objection received from the occupier of 1 Harton Rise commented that the layout and density of the proposed development would be inappropriate

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.

The property occupies a corner plot. Supplementary Planning Document (SPD) 9 'Householder Developments' states that in order to preserve the character of the street scene two-storey side extensions on corner plots should not extend beyond the established building line of the return side street frontage; and should not interrupt the consistent building lines present in the street. 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.

SPD 9 further advises that in situations where terracing would not arise, because there is no development immediately adjoining the location of the proposed extension, it may still be necessary to provide a setback between the front wall of the upper storey extension and the main front wall of the house, and a lower ridge line, in order to achieve an appropriate design in the context of the street scene. In such situations an extension should always complement the scale, shape and proportions of the original dwelling, taking account of matters such as brick bonding, materials matching, roof design and the width of the proposed extension.

SPD 9 makes clear that consideration must also be given to the width of the proposed side-extension in relation to the existing property. Side extensions which are excessively wide can undermine the character of the street and of the existing property. To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage.

The extension would not interrupt the consistent building line along Marsden Road. The row of terraced properties along Harton Rise are angled away from the application property. This means that although the extension would project forwards of the neighbouring property of 2 Harton Rise, it would not extend beyond the majority of the established building line along the street. The extension, in its proposed position, would also retain a minimum set back of 4.8 metres from the side boundary of the site, exceeding the standards required by SPD 9. Taking into account the angle of the building line outwards from the application property; and the area of garden to be retained between the side elevation of the extension and the public road along Harton Rise, it is not judged that the development in this corner plot location would result in a detrimental visual impact on the appearance of the street scene; and would be acceptable in terms of layout.

The proposed two storey extension would include a 1 metre set back from the front of the property at first floor level (as well as a 0.6 metre set back from the rear elevation of the dwelling); and would have a lowered ridgeline and a matching roof shape to that of the main dwelling. It has been designed to reflect the architectural style of the existing property, with facing materials also proposed to match the host dwelling. However, while the width of the extension has been reduced from the previously refused scheme down to 3.5 metres, it does still exceed the 3 metres as recommended by SPD 9.

In this instance, although the proposed extension would exceed this recommended width, having regard to its lowered ridgeline and first floor set back, as well as the substantial gap to be retained between the side elevation of the extension and the public road along Harton Rise, it is judged that the reduced 3.5

metre width would ensure that the extension would not be excessively wide; and would appear as a subordinate addition to the dwelling. As such, it is judged that the proposed extension would be acceptable when considered against the design guidance set out within SPD 9.

Based on the outlined site circumstances, it is concluded that the development has addressed the previous reason for refusal and would now convey acceptable consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; in accordance with the requirements of LDF Policy DM1 (A).

Residential Amenity

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

The proposed two storey side extension would be set back 2.6 metres from the rear boundary of the site adjoining the neighbouring property of 2 Harton Rise (which is closest to the proposed development); and 6.2 metres back from the side elevation of the property (to the other side of a garage at no. 2). The proposed rear dormer window serving the extension would face towards the gable elevation of No. 2. Although that elevation has two windows at first floor level, they are not habitable rooms. The neighbouring dwelling is of the same property type as the application property and these windows serve a bathroom and a staircase landing.

Based on the projection, position and size of the proposed extension, it is not considered that it would cause material harm to the outlook of any neighbouring dwelling (including 2 Harton Rise) through the creation of any overly-dominant feature, or result in any significant overshadowing. Taking into account the proposed window layout of the extension in relation to the neighbouring dwellings, it is also not judged that the extension would introduce the unacceptable overlooking of any neighbouring habitable room window or areas of private amenity space.

For these reasons, it is not considered that the development would result in material harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) 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

The objection received from the occupier of 1 Harton Rise commented that the proposed development raised concerns in relation to highway capacity, visibility and accessibility.

The development would retain the driveway at the application property to provide off-street parking, with no change in vehicular access to the property proposed. On street parking is also available along Harton Rise and Marsden Road. It is not considered that the additional bedroom and enlarged living space (which would be provided at the application property by the extension) would result in a significant impact on parking availability within the surrounding area.

1 Harton Rise is located to the opposite side of the street to the application site, with no development proposed next to the driveway of this neighbouring property which could obstruct access. As highlighted, the extension at 115 Marsden Road would be set back by a minimum of 4.8 metres from the boundary of the garden of property along Harton Rise (as well as not projecting beyond the existing building line along Marsden Road) and, such, would not result in any significant impact on visibility along either street for motorists or pedestrians. This is also taking into account that no change in the height of the existing boundary treatment at the application property is proposed as part of the development works.

For the above reasons, it is therefore judged that the proposals would be acceptable in highways capacity and safety terms and would be in accordance with LDF policy DM1 (G).

Conclusion

For the above reasons, it is concluded that the development would be in accordance with LDF Policy DM1 (A, B and G), Having regard to the site circumstances detailed above, it is also judged that the extension would be acceptable in terms of its appearance, size and scale when considered against the design guidance set out within Supplementary Planning Document (SPD) 9 'Householder Developments'.

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 1 received on 25/04/2019
Drawing Number 2 received on 25/04/2019
Drawing Number 3 Revision A received on 14/05/2019
Drawing Number 4 received on 25/04/2019

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. 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: 08/07/2019

Authorised Signatory:
Date:

«END»