DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0347/19/HFUL
Proposal: First floor side extension with internal alterations. Installation of new rooflights and introduction of external materials.
Location: 23 Mitford Road,
South Shields,
NE34 0EQ

Site Visit Made: 06/06/2019

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 to construct a first floor side extension with the installation of new rooflights at 23 Mitford Road, South Shields.

The footprint of the dwelling would not change as the proposal would be located above the existing garage and utility room, measuring 2.8m wide. Internally no changes are to be made on the ground floor but on the first floor the proposed extension would provide an extended bathroom, bedroom and wardrobe.

The first floor side extension would host a pitched roof measuring the same height as the existing dwelling pitched roof and the front elevation would fall flush with the existing dwelling front elevation. The proposed wardrobe would be built above existing ground floor utility room which is an off-shoot to the rear of the side extension. The wardrobe would host a hipped roof with the ridge measuring 0.4m lower than the ridge height of the proposed side extension pitched roof.

3 velux windows are proposed to be installed on the rear pitch of the existing roof. The side extension would host 1 velux window on the front roof pitch and 1 velux window on the rear roof pitch. An obscure glazed en-suite bathroom window is proposed along the side (south) elevation and an existing bedroom window along the rear elevation is proposed to be widened.

The proposed materials are white framed upvc windows, concrete roof tiles and facing brick to match existing. The existing cladding would be replaced with render and facing brick. The existing cladding would be replaced with render.

Publicity / Consultations (Expiry date 12/06/2019)

1) **Neighbour responses**
None received

2) **Other Consultee responses**
None received

Assessment

The main issues relevant to the assessment of this proposal are the;

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

Design and Visual Impact

The proposed extension would be located along the side (southern) elevation of no. 23 Mitford Road above the existing garage/utility room and visible from the public domain.

Key issues in the consideration of a proposed first floor side extension are the effect that the extension would potentially have in terms of its relationship with the host property, with the immediate neighbour, and the wider street scene, including whether the proposal would appear as subordinate to the host, or whether it would give rise to any terracing impacts, and whether these effects would be harmful within the surrounding street scene.

SPD 9 aims to achieve a subordinate appearance with two-storey side extensions and first floor side extensions to minimise any terracing effect. To maintain the levels of subordination side extensions should not be more than 3 metres in width or is less than half the width of the original property. In this case the proposal would measure 2.8m wide. Although the ridge height of the proposed first floor side extension would match the ridge height of the existing dwelling, it would not create a terracing effect because there are no attached neighbouring properties. The neighbouring dwellings are set forward and behind the front elevation of the application site resulting in a staggered front building line. Furthermore, the proposed first floor side extension above the garage would fall flush with the front elevation of the main dwelling; maintaining a set back from the garage front elevation by 0.9m.

As outlined in paragraph 7.5 of SPD 9, in cases where the whole width of the plot is already built up by a single storey garage, or where an existing garage has resulted in a gap along the common boundary of less than 1 metre, a first floor extension built up to the boundary may be acceptable. The proposal would adhere to the following criteria; the garage hosts a flat roof and the proposed first floor extension would include a pitched roof to match the existing dwelling roof and a window would be included to the front elevation. Although the proposal would reduce the visual impact of the structure upon the proposed extension and street scene, the criteria would not be deemed necessary.

SPD9 recognises that the above guidance may not be suitable in all situations and that the suitability of proposals is dependent upon site-specific circumstances. Guidance may be relaxed where two (or more) criteria are met. In addition to the 2.8m width, the proposal meets the following criteria; there is a marked stagger in the building line to affected neighbour and it is not considered likely that a two storey side extension could be feasibly built in the 1m space to the side of the adjacent neighbour extending in the same direction.

The cladding on the existing dwelling would be replaced with render and the proposed first floor side extension would also be finished in render. The proposed concrete roof tiles and upvc windows would also match the existing property. A window is also included to the front elevation of the proposed extension which would match the design of the existing property. A condition has been suggested to ensure that this is the case.

While the proposal does have a degree of conflict with the design guidance SPD9, it is considered, on balance, that, due to the location of the extension, and the relationship between the properties within the context of the immediate street scene, that, the proposal would accord with DMP Policy DM1 (A) in this instance.

Residential Amenity

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

No. 25 Mitford Road is the adjacent neighbour positioned south of no. 23 Mitford Road and sits at a higher ground level than no. 23. No windows are located on the side (north) elevation of no. 25 and the proposed window along the side elevation of no. 23 is an obscure glazed bathroom window. A 1.8m high timber fence would also remain along the common boundary. The existing garage at no. 23 Mitford Road is located 2.66m forward of the front elevation at no. 25 where the extension is proposed to be built above. As such, the works would maintain existing privacy standards and due to the orientation of the dwelling, the proposal would not result in unacceptable overshadowing.

Taking into consideration the orientation of the neighbouring property and the size, scale and location of the proposal; it is not considered to give rise to any material harm to the amenities of no. 25 Mitford Road and other surrounding neighbours in terms of outlook, privacy or overshadowing; and would accord with LDF Policy DM1 (B), SPD 9.

Conclusion

It is considered that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A and B) and SPD 9, and that 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 as detailed below

Dwg A-03 received 25/04/2019
Dwg A-04 received 25/04/2019
Dwg A-05 received 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.

Case officer: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:
«END»