DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0363/19/HFUL
Proposal: Rear extension, demolition of garden store and construction of rear detached garage
Location: 26 Ridley Grove
South Shields
NE34 6RN

Site Visit Made: 10/07/2019

Relevant policies/SPDs

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

2 SPD9 - Householder Developments

Description of the site and of the proposals

26 Ridley Grove is a semi-detached bungalow located within a well-established residential area of South Shields. The dwelling has an original offshoot to its rear elevation; and a detached, flat roof garden store within its rear garden, built alongside the shared boundary with 24 Ridley Grove (which has a detached garage in a similar position).

Planning permission is sought for the construction of a single storey extension to the rear of the property, projecting from the original offshoot. The demolition of the existing garden store is also proposed to facilitate the construction of a new detached garage to the rear of the property. The facing materials to be used for the development would match the existing dwelling.

Publicity / Consultations (Expiry date 03/07/2019)

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 safety

Design and Impact on Visual Amenity

South Tyneside Local Development Framework (LDF) Policy DM1 states that development, including extensions to existing buildings, should be designed to convey sensitive consideration of their surroundings, and where possible enhance their local setting and reinforce location identity, having particular regard to scale, proportions, alignment, form, use of materials and architectural detailing.

The facing materials and architectural detailing of the extension would match that of the host dwelling, conserving its character and appearance. Taking into account the footprint of the existing dwelling and size of the rear garden; the extension would appear as a subordinate addition and would not result in the overdevelopment of the site. Its position within the rear garden would also greatly limit its visibility when viewed from the public road.

The existing detached garden store is in poor condition; and its replacement with a new flat roof, brick built garage is considered acceptable in visual terms. Its scale would reflect the size of existing detached garages along the street, while its position to the rear of the property would largely screen it from public view. Notwithstanding this, the building could be constructed without requiring planning permission using householder permitted development rights (by virtue of its dimensions and position).

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.

Supplementary Planning Document 9: Householder Developments (SPD 9) makes clear that a reasonable outlook should be maintained from the habitable room windows of neighbouring properties. This generally means that an extension should not be so large and/or so close that it forms a very dominant feature when looking out from habitable rooms of a neighbouring property. Further guidance set out within SPD 9 states that any proposed extension should not result in the significant overshadowing of habitable windows of neighbouring properties over and above that of the existing situation. The overshadowing of outdoor spaces is given less weight than impact within the dwelling.

Although the proposed extension would have a projection of 4 metres, it would be set back by 2.6 metres from the shared boundary with the adjoining property of 28 Ridley Grove; and 3.4 metres from the nearest rear window on no. 28. The roof of the extension would also pitch away from the neighbour, with its eaves height measuring to 2.9 metres. The position of no. 28 to the south-east of the proposed extension would serve to reduce any potential overshadowing. To the other side of the site, the extension would be set back 5.8 metres from the shared boundary with the neighbouring property of 24 Ridley Grove. The extension would retain a separation distance of approximately 22 metres to the properties to the rear of the application dwelling, which are separated from the site by a public road.

Having regard to the position, projection and maximum height of the extension, it is not judged that it would cause unacceptable harm to the amenity of any neighbouring property, through a loss of outlook or light; and would not form a very dominant feature when viewed from any neighbouring habitable room window.

The proposed garage would be built alongside the existing detached garage of 24 Ridley Grove. Taking into account its size and position, it would not result in any harm to the amenity of the neighbour. No windows are proposed to the building.

SPD 9 advises that extensions should avoid compromising the level of privacy within the habitable rooms of neighbouring properties. In assessing such impacts, position of windows as well as separation distances are considered. Windows of extensions should be positioned so that they do not directly look into the habitable room windows of neighbouring properties.

A kitchen window is proposed to the side elevation of the new extension, facing the neighbouring property of 28 Ridley Grove. Alterations to the window layout are also proposed along the side elevation of the application property facing 24 Ridley Grove.

The new window facing 28 Ridley Grove would be set back from the shared boundary by 2.6 metres (with the neighbouring property also set back by a similar distance) and would not directly face towards any window at no. 28. Additionally, there is a timber fence and hedge along this shared boundary, which would provide screening. There are already habitable windows positioned to the side elevation of the applicant property and the neighbouring dwelling of 24 Ridley Grove which face one another, as a result of the internal layout of this property type. This situation is reflected along the street.

Taking the outlined site circumstances into account, it is not considered that the development would introduce any unacceptable overlooking of neighbouring habitable room windows; and would maintain established privacy standards within the surrounding street.

For these reasons, it is concluded that, on balance, the development would not result in material harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) as well as 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 development would retain the existing driveway at the property, as well as provide a new detached garage for off-street parking. There is also on-street parking available along Ridley Grove. It is judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

It is concluded 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

-Proposed Plans and Elevations received on 29/04/2019
-Proposed Ground Floor Plan and Garage Elevations received on 28/05/19
-Proposed Roof Plan received on 30/05/2019

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: 15/07/2019

Authorised Signatory:
Date:

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