DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0386/19/HFUL
Proposal: Replacement of rear conservatory
Location: 7 Ridley Grove
South Shields
NE34 6RN

Site Visit Made: 18/09/2019

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 southwest facing semi detached bungalow in the established residential area of South Shields. The property has an original single storey projection to its rear with an existing conservatory to the rear elevation of that projection.

This application seeks full planning permission to construct a single storey rear extension following the demolition of the existing conservatory.

Publicity / Consultations (Expiry date 26/09/2019)

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 visual amenity and residential amenity, all of which LDF Policy DM1 seeks to preserve.

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 proposal would project 4m from the rear elevation of the existing projection. The existing conservatory, to be demolished, projects 3.1m from that rear elevation. Whilst a 4m projection would be in excess of the guidance as set out in SPD9, the proposed rear extension would be set off the side boundaries of the site and would have no adverse impact upon residential amenity (as set out below). There are a number of similar rear extensions within the area.

The proposal would not be highly visible within the street scene but would not result in a significant adverse impact upon the character and appearance of the area due to its sympathetic hipped roof design and the cornucopia of similar rear extensions within the area.

The proposal would be set 2.4m from the boundary with No. 9 Ridley Grove to the southeast (and 5m from that property itself) and would be set 2.8m from the boundary to the north with No. 5 Ridley Grove (and 5m from that property itself). Consequently, given these distances, there would be no significant adverse impact upon the residential amenity of the neighbouring properties in terms of loss of outlook or overshadowing.

The proposed extension would have 2no. windows to its southeastern elevation which would face towards the boundary with No. 9 Ridley Grove. The existing conservatory is glazed along its entire southeastern elevation facing towards the boundary with No. 9. Consequently it is not considered that there would be any significant further loss of privacy to No. 9 over and above that as experienced at present as a result of the construction of the proposed extension.

In conclusion the proposed extension would have no significant adverse impact upon the residential amenity of any neighbouring properties, or the character and appearance of the area. Consequently the proposal would comply with all relevant local and national planning policy; 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

- Site Layout Plan - received 23/08/2019
- Proposed Rear Elevation / Proposed Rear Plan View - received 23/08/2019
- Proposed L/H Elevation / Proposed R/H Elevation / Proposed Ground Floor Plan - received 23/08/2019

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: Seán Gallagher
Signed:
Date: 17/10/2019

Authorised Signatory:
Date:

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