DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0398/19/HFUL
Proposal: Demolish existing detached garage and rear conservatory and construct single storey rear sun lounge extension with 2 no. rooflights.
Location: 36 Fairview Avenue
South Shields
NE34 6DD

Site Visit Made: 04/06/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for the proposed construction of a single storey rear sun lounge extension at 36 Fairview Avenue in South Shields. As part of the proposed works an existing rear conservatory and detached garage would be demolished.

Application details state that the proposal would be constructed with red brick walls and UPVC windows and door frames all to match those of the existing dwelling. The roof would be of dark grey fibreglass. All dimensions can be scaled from submitted drawings.

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 determination of this application are:

- Design and visual impact; and
- Impact on residential amenity

Design and visual impacts

The proposed extension would be to the rear of the application dwelling and so would be largely screened from the public domain. The removal of the flat roof garage would enhance the appearance of the dwelling. Proposed external materials to match those of the existing dwelling (excepting for the roof) would be acceptable. A condition is recommended to control that external materials of the proposal be as specified in the application. Subject to the compliance with this condition it is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A) and the associated Supplementary Planning Document (SPD) 9 'Householder Developments'.

Impact on residential amenity

Given the single storey nature of the proposal and separation distances to neighbouring properties, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of any neighbouring properties in relation to privacy, outlook and over dominance or overshadowing. It is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (B) and the associated SPD9.

Summary

For the reasons articulated above it is considered that the proposal would accord with development plan policy, and so would be an acceptable form of development.

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 Site / Roof Plan received 09/05/2019
- Drg No. 1 received 09/05/2019
- Drg No. 0784/6030/540 received 09/05/2019

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, excepting the roof which shall be of dark grey fibreglass. 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: David Rogerson
Signed:
Date:

Authorised Signatory:
Date: