DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0408/19/HFUL
Proposal: Single storey extension at rear of dwelling house to provide a new lounge/diner and bathroom
Location: 255 Mortimer Road, South Shields, NE34 0DP

Site Visit Made: 24/06/2019

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 for the removal of the existing rear store and the construction of a single storey rear extension at 255 Mortimer Road, South Shields. Internally the existing bathroom would be relocated to the extension and a new lounge/dining area created. The proposed rear extension would project 3.7m from the rear elevation and measure 5.5m wide matching the width of the existing dwelling. The pitched roof would measure 3.45m to the ridge and 2.45m to the eaves, and include 3 velux windows. The rear elevation would host a bathroom window, bi-fold doors and both side elevations would only host facing brick.

The semi-detached property is located within an established residential area of South Shields.

The proposed materials would be red brick and red ceramic roof tiles to match existing. The velux roof windows would be finished in dark grey and the double glazed upvc windows/doors finished in white. The existing windows on the original dwelling are to be replaced with white upvc windows to match those on the proposed extension (as confirmed by email on 05/07/2019).

Publicity / Consultations (Expiry date 26/06/2019)

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; and
- Impact on residential amenity

Design and Impact on Visual Amenity

SPD 9 states that single storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 4 metres in respect of detached houses or 3 metres in respect of semi-detached or terraced houses will generally be acceptable. In this case the proposed rear extension would project 3.7m from the rear elevation of a semi-detached dwelling, matching the projection of the rear elevation closest to the common boundary at no. 257 Mortimer Road. Although the extension would project further than what is considered acceptable for semi-detached dwellings, it is considered to be a suitably well designed and a subservient addition in relation to

the main property. The proposed single storey rear extension would not be visible from Mortimer Road as it would line up with the side elevation of the existing dwelling.

The proposed materials would be red brick and red ceramic roof tiles to match existing. The velux roof windows would be finished in dark grey and the double glazed upvc windows/doors finished in white. The existing windows on the original dwelling are to be replaced with white upvc windows to match those on the proposed extension.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

Residential Amenity

Policy DM1 (B) requires a development to be acceptable in relation to any impact on residential amenity.
The proposed rear extension would match the width of the existing dwelling and be located along the common boundary shared with no. 257 Mortimer Road; the attached property. No. 257 hosts a single storey rear extension measuring 0.4m from the common boundary at its closest point. No windows are located on the elevation facing no. 255 and a small obscure glazed window is positioned along the rear elevation of no. 257 between the extension and common boundary; however it is a non-habitable room. No windows are proposed along the side elevation of the proposed rear extension facing no. 257 and the existing timber boundary fence measuring 1.57m high is to remain.

The proposal would measure 1.43m from the common boundary shared with no. 253 Mortimer Road. No. 253 hosts a single storey rear extension with an attached conservatory to the rear hosting non-obscure glazed windows. No windows are proposed along the side elevation of the proposed extension facing no. 253, but French doors are proposed along the rear elevation which may create some over-looking and loss of privacy for the neighbouring property. Paragraph 9.2 of Supplementary Planning Document 9 states conservatories are largely glazed structures and privacy issues can arise which may affect the conservatory as well as neighbouring properties. To maintain reasonable levels of privacy, obscure glazing is required along the elevation of the conservatory that faces any common boundary if the windows are within 3m of that common boundary. This is the preferred means of dealing with privacy situations. In this case a 1.1m high fence would be retained along the common boundary protecting some privacy but the planning system cannot protect against the loss of the remaining privacy.

Based on its size, scale and orientation; the proposal is not considered to give rise to any material harm to the amenities of no. 253 and 257 Mortimer Road, or any of the surrounding neighbours in terms of outlook, privacy, over dominance or overshadowing.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 ‘Householder Developments’, and the requirements of the National Planning Policy Framework.

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

Sheet No. 1, received on 16/05/2019
Sheet No. 3, received on 16/05/2019
Sheet No. 4, received on 28/05/2019

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 materials for the proposed rear extension hereby permitted shall be as those stated on drawing no. Sheet 3 (dated 16/05/2019).

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:
Signed:
Date:

Authorised Signatory:
Date:

«END»