## DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

**Ref No:** ST/0432/19/HFUL
**Proposal:** Partially demolish existing porch and existing rear extensions and construct new single storey front and rear extension and two storey side extension - porch/coats cupboard, lounge, garage, utility room, kitchen, and dining room extension to ground floor with new pitched roofs and 3no. rear rooflights, en-suite bedroom to first floor.
**Location:** 47 Meldon Avenue
South Shields
NE34 0EL

**Site Visit Made: 26/06/2019**

## Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

## Description of the site and of the proposals

This application relates to a west facing two storey detached house in the established residential area of South Shields. To the northern side of the property there is an attached flat roof garage. To the rear of the property there is a flat roof single storey extension. To the front elevation there is a pitched roof single storey extension. The property is set within a street which hosts a variety of semi detached and detached properties.

This application seeks full planning permission to construct a single storey rear extension, a first floor side extension above the existing garage, and a single storey front extension. The existing single storey front and rear extensions would be demolished.

## Publicity / Consultations (Expiry date: 28/06/2019)

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.

First Floor Side Extension

With regards to design, first floor side extensions can create a terracing effect within the street scene and give rise to inappropriate design. SPD9 (para 7.2) aims to achieve a subordinate appearance with two-storey side extensions and first floor side extensions to minimise any terracing effect. The guidance within SPD9 in relation to two-storey side extensions applies to high density detached properties. Analysis of the density of the estate indicates that the density is approximately 20 units per hectare.

SPD9 regards high density housing developments as approximately 30 to 50 dwellings per hectare. Therefore the guidance within SPD9 regarding two-storey side extensions does not apply in this instance.

As the application property is not located on what is regarded is a high density estate, and it is a detached property, the scale and the design of the proposals are considered appropriate to the application dwelling. The adjacent property to the north, No. 45 Meldon Avenue, would not be capable of being extended to the south and so no terracing effect would occur. Many properties on the street have two storey/first floor side extensions, the front elevations of which are flush to the principal elevation of the original dwelling.

The proposed side extension would not project beyond the main front or rear building lines of the host property or No. 45 Meldon Avenue to the north. There would be no windows in the northern elevation of the extension at first floor level. There would be 1no. window inserted at ground floor level into the northern elevation of the host property however this would be obscurely glazed and so there would be no loss of privacy to No. 45 from this additional window. It is therefore not considered that the proposed side extension would lead to such a significant adverse impact upon the residential amenity of that property, particularly in terms of loss of outlook, overshadowing, and loss of privacy to warrant refusal. The proposed side extension would have no significant adverse impact upon the residential amenity of any other properties.

Single Storey Rear Extension

SPD9 notes 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 will generally be acceptable. The proposed single storey rear extension would project 2.8m from the main rear elevation of the host property. This projection would comply with SPD9. The existing rear extension has a maximum projection of 2.8m, although the majority of that existing rear extension projects 2.1m from the main rear elevation of the host property. Consequently, the increase in projection over and above that which is already present would be minimal, and this would be to only part of the rear extension; for the northern part of the extension the projection would be the same as existing. Furthermore No. 45 Meldon Avenue to the north has a rear extension set adjacent to the boundary. Whilst a window has been inserted into the southern elevation of that extension and faces the boundary, SPD9 (para 8.6) states that no weight can be given to windows facing the boundary on rear extensions should a neighbour also wish to extend to the rear.

No. 49 Meldon Avenue to the south has a garage adjacent to the boundary and is set further to the rear than the host property. The rear extension would not project beyond the rear building line of No. 49.

In conclusion, it is not therefore not considered that the rear extension would result in a significant adverse impact upon the residential amenity of any neighbouring properties.

Single Storey Front Extension

It is proposed to construct a single storey front extension which would project across the entire front elevation of the host property and would project 1.4m from that principal elevation. SPD9 states that for detached dwellings with large front gardens, the extent of the extension will be determined by the available space and upon the character of the existing property. The existing porch projects 1.4m from the principal elevation, although it does not project across the whole width of the property. Nevertheless there are a number of other front extensions/porches in the streetscene, some of which project across the whole width of a property, and so the proposed pitched roof porch would not be out of keeping with the character and appearance of the area. It is not considered that the proposed front extension would result in a significant adverse impact upon the residential amenity of any neighbouring properties.

The front extension would incorporate an entrance to the existing garage. Therefore a car parking space would remain in the garage. A driveway of 6.4m length would remain and so there would also be sufficient space to park a car on the driveway.

Summary

In conclusion the proposal would have no significant adverse impact upon the visual amenity of the area or the residential amenity of any neighbouring properties. Consequently it would comply with all relevant local and national planning policies. 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

Drg No. 1 received 20/05/2019
Drg No. 2 received 20/05/2019
Drg No. 0755/2505/854 received 20/05/2019
"Site/Roof Plan Proposed" received 20/05/2019

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: Seán Gallagher**
**Signed:**
**Date: 04/07/2019**

**Authorised Signatory:**
**Date:**

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