DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0454/19/HFUL
Proposal: Construct single storey rear kitchen/bedroom extension with flat roof/rooflight. Construct single storey store extension to side of existing bungalow and new window to existing side elevation.
Location: 33 Clyvedon Rise
South Shields
South Tyneside
NE34 8DW

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 an east facing semi detached bungalow in the established residential area of South Shields. The bungalow forms an 'L' shape with a projection to the rear along the site's northern boundary. The property has a moderately sized rear garden and to the southern side of the property there is a driveway.

This application seeks full planning permission to construct a single storey rear extension which would 'square off' the 'L' shaped building. Planning permission is also sought to construct a single storey side extension to the southern elevation to house a store. An obscurely glazed window serving a bathroom would be inserted into the existing southern elevation.

Amended plans were received on 03/07/2019. The amendments consisted of the enlargement of the side extension by 400mm to the rear. Neighbouring properties were notified of the amended plans for 14 days and the application has been determined based upon these plans.

Publicity / Consultations (Expiry date: 19/07/2019)

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

Rear Extension

The proposed rear extension would be located a minimum of 2.3m from the southern boundary with No. 31 Clyvedon Rise. That property is set 2.4m from the boundary and is set at an angle to No. 33, facing to the southeast. Given the distance from the rear extension to No. 31 and also the orientation of the two properties, it is not considered that the proposed rear extension would result in such a significant

adverse impact in terms of loss of outlook or overshadowing to warrant refusal. There would be no windows in the southern side elevation of the rear extension and so there would be no significant loss of privacy to No. 31.

The rear extension would be obscured from the property to the north, No. 35 Clyvedon Rise by the existing host property and so there would be no significant adverse impact upon the residential amenity of that property.

SPD9 states that single storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 3m in respect of semi detached houses will generally be acceptable. The proposed rear extension would project 3.6m and so would not comply with SPD9 in this regard. However, there would be no adverse impact upon the residential amenity of any neighbouring properties and the extension would not be highly visible from the public domain. Therefore the projection beyond that as set out in SPD9 is deemed to be acceptable on balance.

Side Extension

SPD9 states that single storey extensions should not normally have a width greater than half the width of the existing property. The proposed side extension would comply with this. It would have a flat roof; there are a number of other flat roof extensions in the vicinity and so this extension would not appear out of character to the area.

The proposed side extension would be set 0.8m from the boundary with No. 31 Clyvedon Rise to the south. That property is set 2.4m from the boundary and has a window in its side elevation which appears to serve a bathroom. The proposed side extension would not project beyond the front or rear building lines of No. 31. Given this, and the distance from No. 31 to the proposed side extension, it is not considered that the proposed side extension would result in a significant adverse impact upon the residential amenity of that property particularly in terms of overshadowing and loss of outlook. There would be no windows in the southern elevation of the proposed side extension and so there would be no significant loss of privacy to No. 31.

It is proposed to insert an obscurely glazed window into the southern elevation of the existing property to serve a bathroom. This window would directly face the boundary with No. 31. However, given that the windows would be obscurely glazed, it would not have a significant adverse impact upon the residential amenity of that property.

The side extension would be obscured from the property to the north, No. 35 Clyvedon Rise by the existing host property and so there would be no significant adverse impact upon the residential amenity of that property.

The construction of the side extension would result in the reduction of the driveway length of the property. However a driveway of 6.5m length would still remain and therefore there would be adequate off street car parking at the property.

Summary

In conclusion the proposed rear and side extensions 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/Roof Plan Proposed" Rev A received 03/07/2019
Drg No 1 Rev A received 03/07/2019
Drg No 0774/3116/990 received 03/07/2019

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: 22/07/2019

Authorised Signatory:
Date: