DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0506/19/HFUL
Proposal: Second storey extension on side of property and ground floor (porch) extension. Alteration of existing garage door to a window to the front elevation and the addition of a window to the existing ground floor side.
Location: 41 West Drive
Cleadon
SR6 7SL

Site Visit Made: 18/07/19

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site is a two-storey semi-detached property, located on the south-west side of West Drive in Cleadon. 41 West Drive is attached to the neighbouring semi-detached dwelling to the north-west at 43 West Drive. The application property has been previously extended to the side (planning reference ST/0439/98//DM), with a hipped roof single storey side extension, which comes within 0.7 metres of the boundary with this neighbour and extends beyond the main front and rear elevations.

The property also neighbours 39 West Drive to the south-east. This is another semi-detached property and has been previously extended (planning reference ST/0994/14HFUL) towards number 41, coming to within 1 metre of the boundary.

The proposal at 41 West Drive seeks to add a first floor side extension, which would extend above the existing side extension, taking the first floor of the extension to within 0.7 metres of the boundary. The rear of the first floor extension would be built parallel with the main rear elevation of the property. The front of the upper floor extension would be set back from the main front wall by 2.5 metres. A new obscure glazed bathroom window would be created in the side elevation of the property at ground floor level.

The proposals also seek to make changes to the front of the property. These comprise of the replacement of the existing garage door with windows to allow for the creation of a habitable room and the infilling of an existing roof canopy in front of the existing front door, which currently adjoins the existing side extension, to create a porch.

Publicity / Consultations (Expiry date 07/08/19)

1) **Neighbour responses –** None received

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

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/Visual Amenity

The key issues affecting consideration of the visual appearance of the proposed two-storey side extension are any effects that the extension would have in terms of its relationship with the host property, the immediate neighbour and the immediate street scene. This includes consideration of whether the proposal would appear as subordinate to the host, whether it would give rise to any degree of terracing effect, and whether any such effects would be harmful within the surrounding street scene.

Guidance in the Supplementary Planning Document (SPD) 9 'Householder Developments' (at paragraph 7.2) advises that to achieve the desired subordinate appearance, and to minimise any terracing effect, two-storey side extensions on semi-detached properties should retain a minimum 1 metre gap between the extension and the side boundary of the application site, or provide a one third depth setback where a gap of less than 1 metre from the boundary is provided.

The extension would be within 0.7 metres of the boundary, in line with the previously approved single storey side extension that it would be built above. The extension is designed with a considerable 2.5 metre setback from the main front wall, which is approximately one third of the depth of the original property. The proposal accords with the SPD9 guidance in this respect.

The guidance also advises (paragraph 7.3) that side extensions should not be more than 3 metres wide. The proposed width of the extension scales from the plans at 2.85 metres. The guidance in paragraph 7.2 also seeks the provision of a significantly lowered ridge line and a roof shape that corresponds to the main dwelling. The roof line of the extension is significantly lowered and well set back, giving it a subservient appearance.

Given the significant setback of the extension from the front, and the degree of subservience that is achieved, it is considered that the proposed side extension would have a sufficient degree of visual subordinance within the street scene, and would not create a harmful terracing effect.

The ground floor front porch and new front doors merely infill the area covered by an existing roof canopy. The porch would project no further forward than the existing canopy or the attached garage to the side. This would be in keeping with the character of the existing property and proposed extension.

The proposed replacement of the garage doors with windows is considered to be acceptable as they will simply use the space provided by the existing opening, blocking it up at the base. While this would differ from the rest of the fenestration to a degree, it is not considered that this would be out of keeping.

It is considered that the proposal would convey sensitive consideration of its surroundings and would accord with LDF Policy DM1 (A) in this instance.

Residential Amenity

The proposed plans show a the proposed installation of an obscure glazed window within the side elevation facing towards an existing side facing window within the open plan dining/kitchen area at 39 West Drive. This window would be located within the side elevation of the existing property, not the proposed extension, and so could be installed using permitted development rights.

The side facing window within the neighbouring property at 39 West Drive was installed as part of the permission granted in 2014 (ST/0994/14/HFUL), and faces towards the side elevation of the existing

ground side floor extension at 41 West Drive and the proposed first floor extension above it. Paragraphs 6.2 and 8.6 of SPD9 advises that where extensions are provided with side facing windows providing an outlook onto a common boundary, that the planning system could not protect this outlook if that neighbour subsequently wishes to develop near their boundary.

Currently, the outlook from this window at 39 West Drive is rather limited given the close proximity to the gable of the ground floor extension, situated 1.7 metres away. The window would also receive a limited amount of natural light. Given the orientation between the two properties, overshadowing is unlikely to be a significant issue, with the application property situated to the north-west of number 39. The addition of a first floor would likely reduce outlook/natural light further, but it is considered that this impact would be very limited over and above the existing situation. The window also serves an open plan room that has openings to the rear and front. This would not be affected by the development. Only limited weight could be given to any such additional impacts in any case, given the aforementioned guidance in paragraphs 6.2 and 8.6 of SPD9.

It is considered that the proposal would not be unacceptably harmful to the amenities of neighbouring residents, and that the development is in accordance with LDF Policy DM1 (B), while having regard to the design principles set in SPD 9.

Summary

It is considered that, in the site circumstances and context of this particular case, that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A & B), having regard to design guidance in Supplementary Planning Document (SPD) 9 'Householder Developments' and all other material planning considerations. The proposal would therefore be an acceptable form of development, subject to the inclusion of the suggested conditions.

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

19/09 02 received 20/06/2019
19/09 03 received 20/06/2019

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: Chris Stanworth
Signed:
Date: 29/08/19

Authorised Signatory:
Date:
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