DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0551/19/HFUL
Proposal: Single storey front extension.
Location: 61 West Drive
Cleadon
SR6 7SL
Site Visit Made: 22/08/2019

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for the construction of a proposed single storey front extension at 61 West Drive in Cleadon.

The proposed extension would project 1.43 metres, with a bow window projecting an additional 0.1 metres. Application details state that the proposed extension would be constructed with brick walls and roof tiles to match those of the existing dwelling, and white UPVC window frames. All dimensions can be scaled from submitted drawings.

Background information

Concerns were raised regarding the projection distance of the original proposal – approximately 2.25 metres including a bay window (1.75 metres without the bay window). The applicant's agent was made aware the guidance within Paragraph 5.2 of Supplementary Planning Document (SPD) 9 'Householder Developments' which states that in the case of terraced and semi-detached houses, front extensions should not normally project forward from the original dwelling by more than 1.4 metres. The applicant's agent was also advised that based on submitted drawings the existing front porch projected approximately 1.75 metres, and so was unauthorised. Planning permission was granted in 2006 Ref: ST/0174/06/FUL for a front porch extension projecting 1.4 metres only. The applicant's agent was advised that a more acceptable proposal would be for a front extension projecting a maximum distance of 1.4 metres.

The applicant's agent responded by stating that the applicant did not want to demolish the existing porch, and to then build a front extension projecting 1.4 metres. The house was sold to the applicant with the porch. They therefore stated that a compromise could be to remove the bay window feature, and to construct a front extension level with the existing front porch.

Notwithstanding the above, based on photographs taken at the case officer site visit, the existing front porch did not appear to project 1.75 metres. The applicant's agent was therefore requested to clarify the projection distance of the existing porch. However the case officer also re-visited the site to measure the projection distance. The existing porch was measured with a projection distance of 1.43 metres (this measurement being from the main wall of the dwelling to the end of the porch brickwork). On this basis the porch as constructed is broadly in accordance with the porch that was approved in 2006, however this meant that the submitted drawings were inaccurate.

The applicant's agent was advised of the inaccuracies in the submitted drawings, but that an acceptable proposal would be for a proposed front extension built flush with the existing front porch (and so projecting 1.43 metres). The applicant's agent acknowledged the inaccuracies in the submitted drawings, and subsequently submitted an amended proposal for a front extension projecting the same

distance as the existing porch, but including an additional bow window. It is this amended proposal which is assessed below.

In addition to the above, the application drawings have been amended to ensure that the proposed eaves / guttering would not overhang 63 West Drive (the original proposal appeared to include an overhang despite Certificate A having been completed on the planning application form).

Question 5 on the planning application form states: '*does the proposed development require any materials to be used?*' The question was answered '*no*'. The applicant's agent has since confirmed all external materials – brick walls and roof tiles to closely match those of the existing dwelling, and white UPVC window frames.

Publicity / Consultations (Expiry date 02/09/2019)

1) Neighbour responses

None received

2) Other Consultee responses

N/A

Assessment

The main issues to be considered in the assessment of this application are:

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

Design and Visual Impact

Paragraph 5.2 of the Council's SPD9 states that in the case of terraced and semi-detached houses, front extensions should not normally project forward from the original dwelling by more than 1.4 metres. In this case the main part of the proposed extension would project approximately 1.43 metres (the same distance as the existing porch), with a bow window projecting 0.1 metres further.

The existing porch projects 1.43 metres and has an acceptable visual impact within the front street scene. The proposal would project the same distance with the exception of a bow window, and so would also have an acceptable visual impact. Given the minor nature of the bow window part of the proposal, despite projecting further it is considered that it would have no materially harmful visual impacts. Given the single storey nature of the proposal and its projection distance, it is considered that it would be subordinate in its appearance. It would convey sensitive consideration to its surroundings having regard to its design, scale and proportion. Proposed external materials would be acceptable. A condition is recommended to control that external materials be as specified in the application. Subject to compliance with this condition, in relation to design and visual impact it is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A) and the associated SPD9.

Residential Amenity

The proposed extension would build closest to 63 West Drive. However given that it would only project 1.43 metres, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of this neighbouring property (or any other neighbouring properties) in relation to privacy, outlook and over dominance, or overshadowing. In relation to residential amenity it is considered that

the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (B) and the associated SPD9.

Impact on Highway Safety

The proposed extension would be positioned whereby the dwelling would retain a driveway of an acceptable length. It is therefore considered that in relation to highway safety the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (G) and the associated SPD9.

Summary

For the reasons articulated above, the proposal would accord with development plan policy, and so is considered to 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

- Drawing No. 19950/01 Revision C received 26/09/2019
- Drawing No. 19950/02 Revision B received 26/09/2019

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: David Rogerson
Signed:
Date:

Authorised Signatory:
Date: