DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0604/19/HFUL
Proposal: Demolish existing rear porch and sun lounge and construct new single storey rear kitchen/family/dining room extension with 2no. rooflights
Location: 22 Ambleside Avenue
South Shields
NE34 0DY

Site Visit Made: 23/08/2019

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 demolition of the existing rear porch and sun lounge and the construction of a new single storey rear kitchen/family/dining room extension with 2 roof lights at 22 Ambleside Avenue.

The proposed rear extension would project 3.3m from the family/dining room rear elevation and 2.4m from the kitchen rear elevation incorporating the existing kitchen door. The eaves height of the rear extension would measure 2.4m, the ridge height above the family/dining room 3.6m high and above the kitchen 3.3m high. The existing kitchen offshoot would be converted to a utility room and the kitchen/dining area would merge with the extension creating a large family dining room/kitchen area.

The proposed materials would be red brick, roof tiles and white upvc rainwater goods / fascias / frames to match existing.

Due to the rear elevation of the existing dining room being set back from rear elevation of the existing kitchen, the proposal would be a part side part rear extension and the side element would measure more than half the width of the existing dwelling.

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

Publicity / Consultations (Expiry date 30/08/2019)

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 4m in respect of detached houses or 3m in respect of semi-detached or terraced

houses will generally be acceptable. In this case the proposed rear extension would project 3.3m from the rear elevation of the family/dining area and project 2.4m from the rear elevation of the kitchen. The existing rear extension is not part of the original dwelling but the rear offshoot is. The proposal is considered to be a suitably well designed and a subservient addition in relation to the main property and the proposed materials would match existing property.

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 single storey extension would be positioned along the common boundary shared with no. 24 Ambleside Avenue. It would project 3.3m but include no windows in side elevation facing no. 24. This neighbouring property hosts a single storey rear extension which projects 4m from the rear elevation of the existing property and is located 0.7m from the common boundary shared with no. 22 Ambleside Avenue. No windows are located along the western elevation facing no. 22. Given the existing built form, it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of 24 Ambleside Avenue in relation to privacy, outlook and over dominance, or overshadowing.

No. 20 Ambleside Avenue; the adjacent neighbour would not be affected by the proposal. Although the proposed extension would be located closer to no. 20 than existing, the distance in between is still large enough to not adversely affect the adjacent neighbour in terms of loss of privacy and overlooking. The existing 1.8m high close boarded timber boundary fence would also remain in place. Taking the above into consideration, the proposal would not detrimentally affect the adjacent neighbouring property.

Based on its size, scale and orientation; the proposal is not considered to give rise to any material harm to the amenities of no. 20 and 24 Ambleside Avenue, 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

Dwg No 0785-1091-593 received 25/07/19
Dwg No 0777-9711-184 received 25/07/19
Proposed Site /Roof Plan - Rec - 25/07/2019

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:
Signed:
Date:

Authorised Signatory:
Date: