DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0622/19/NMA
Proposal: Application for a non-material amendment on the previously approved application ref. ST/0366/19/HFUL (demolish existing single storey rear conservatory and kitchen extension and construct new part single storey / part two storey rear kitchen/dining room, bedroom and bathroom extension with minor alteration to existing bathroom window arrangement.). Amendment now sought for an additional door to side of proposed extension.
Location: 218 Mowbray Road
South Shields
NE33 3BE

Site Visit Made: N/A

Description of the site and of the proposals

This application seeks approval for a non-material amendment of a previously approved scheme for the demolition of a single storey rear conservatory and kitchen extension, and the erection of a part single storey / part two storey rear extension with minor alteration to existing bathroom arrangement at 218 Mowbray Road, South Shields, which was permitted by way of planning application ref. ST/0366/19/HFUL on 12/07/2019.

This application seeks to amend the approved scheme by inserting an additional door to the side elevation of the ground floor of the extension, facing the garden of 220 Mowbray Road.

Publicity / Consultations

None

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Section 96A of the Town and County Planning Act 1990 says *'In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted.'*

An objection was raised to the original scheme (ST/0366/19/HFUL) from the occupier of 220 Mowbray Road. The issues raised were over-dominance of the development, including the reduction in outlook and light to habitable room windows within this neighbouring property, and overshadowing to the garden of this property. The proposed changes would not alter the development in terms of its position, scale or height, and therefore the above issues would be unaffected as a result of the proposed amendment.

The proposed amendment would comprise only of a very minor alteration to the side elevation of the extension at ground floor level. The amendment would largely be screened from the public domain, with the side door being positioned behind a side gate. The new side door would not directly overlook any neighbouring windows, and given the position of the boundary fence, it is considered that the proposed amendments would not result in any detrimental impacts either visually or in terms of amenity, nor would the privacy of the neighbouring property be detrimentally impacted as a result of overlooking. It is also

acknowledged this opening would be sited adjacent to a window within the same elevation, which is sited in the side elevation of the original dwelling

It is considered that the changes proposed, as described above and shown on the submitted drawings, would be non-material in the context of the previously approved scheme. Furthermore, is it not considered that the proposed changes would give rise to any injustice or injury to the amenity of any of surrounding properties (relative to the details already granted planning permission). In conclusion it is considered that the proposed changes would have no further impact upon the character and appearance of the surrounding area, or the residential amenity of neighbouring properties than the approved scheme. It is considered that the proposed changes would be non-material in the context of the overall proposal.

In view of the above, the request is considered to be acceptable, in this particular case, as the change would not materially alter the nature or description of the overall development granted planning permission. As this is not a new planning consent, it is not considered necessary to repeat the conditions.

Recommendation

Approve Non-Material Change

Plan Reference

Drg 0779/0089/221 Rev B - Rec - 29/07/2019

Case officer: Nick Graham
Signed:
Date: 06/09/2019

Authorised Signatory:
Date:

«END»