

## **DELEGATED REPORT / CASE OFFICER'S ASSESSMENT**

**Ref No:** ST/0661/19/HFUL  
**Proposal:** Single storey rear family room and utility extension  
**Location:** 93 Hawthorn Drive, Jarrow, NE32 4EQ

**Site Visit Made:** 25/09/2019

### **Relevant policies/SPDs**

- 1 DM1 - Management of Development (A and B)
- 2 SPD9 - Householder Developments

### **Description of the site and of the proposals**

93 Hawthorn Drive is a semi-detached property located within a well-established residential area of Jarrow. The property has previously been extended through the addition of a conservatory to its rear elevation and a first floor extension to its side elevation.

Planning permission is now sought for the construction of a single storey rear extension. The proposed development would also include the demolition of the existing conservatory. The facing materials to be used for the works would match the existing property, excluding the flat roof of the extension.

### **Publicity / Consultations** (Expiry date 23/09/2019)

#### **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**

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

Taking into account the footprint of the existing building and size of the rear garden, as well as the size of the conservatory to be replaced; the extension would appear as a subordinate addition and would not result in the overdevelopment of the site. The facing materials of the extension would match the design of the host dwelling (with the exception of the flat roof), conserving the appearance of the property. Its position within the rear garden would also restrict its visibility when viewed from the public road.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

### **Residential Amenity**

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The extension would replace an existing conservatory to the rear of the host property; and would have a projection of 3.5 metres from the rear elevation of the dwelling. Although it would be built along the shared boundary with the adjoining property of 91 Hawthorn Drive, the extension has been designed with a flat roof, limiting its height to 3.1 metres apart from a glass roof lantern). At no. 91, the nearest habitable room window to the extension comprises double French doors, providing a good outlook from this room. Taking into account the design and maximum height of the proposed extension, as well as the window size and layout at the neighbour, it is not judged that the 3.5 metre projection would result in unacceptable harm to the amenity of the occupiers of no. 91 through a significant loss of outlook or through significant overshadowing.

To the other side of the site, the adjacent property of 95 Hawthorn Drive is angled away from the application site. As a result, the proposed extension would retain a minimum separation distance of 7.2 metres from the side elevation of the neighbour. The extension would therefore not result in an unacceptable impact on the amenity of occupiers of no. 91 in relation to over-dominance, loss of outlook or overshadowing.

Having regard to the proposed window arrangement and the position of the surrounding dwellings, it is not judged that the development would introduce any unacceptable overlooking of habitable room windows; and would maintain existing privacy standards for the surrounding properties.

For these reasons, it is not considered that the development would result in material harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) as well as the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

### **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 NPPF.

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 Reference: JH/1 As Existing & As Proposed received on 12/08/2019

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](http://www.gov.uk/government/organisations/the-coal-authority)

- 3 Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:  
<https://www.gov.uk/party-wall-etc-act-1996-guidance>

**Case officer:** Joshua Kenolty

**Signed:**

**Date:** 26/09/2019

**Authorised Signatory:**

**Date:**