DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0798/19/HFUL
Proposal: Rear single storey extension to create sun room. Additional works comprise replacement of UPVC windows.
Location: 11 Mitford Road,
South Shields,
NE34 0EQ

Site Visit Made: 12/11/2019

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 to construct a rear single storey extension creating a sun room at 11 Mitford Road, South Shields. Also proposed is the replacement of the existing UPVC windows which includes the removal of 1no. rear bathroom window and replacement of the second rear bathroom window with a smaller window. The smaller front bedroom window would also be replaced with a smaller window and the existing front and rear doors would be replaced.

The existing rear conservatory projects 3m from the rear elevation of the existing dwelling, measures 3.6m wide, hosts a ridge height of 3.4m and an eaves height of 2.3m. The proposed sun room would project 3.35m from the rear elevation of the existing property, measure 3.59m wide, the ridge height would measure 3.8m high and the eaves height measure 2.4m high.

The proposed materials are white framed upvc windows and rear door, grey concrete interlocking tiles and red-multi clay facing brick to match existing. The front door would be replaced with a grey composite door with half height glazing panels.

The semi-detached dwelling is located on the corner of Mitford Road and Otterburn Gardens within a residential area of South Shields. An electricity substation is located north east of the dwelling in between no. 11 Mitford Road and no. 2 Otterburn Gardens.

Planning History

Reference: ST/0388/03//DM
Description: Proposed erection of conservatory.
Decision: Grant Permission with Conditions
Date: 27/05/2003

Publicity / Consultations (Expiry date 14/11/2019)

1) **Neighbour responses**
   None received
2) **Other Consultee responses**
   None

Assessment

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 4 metres in respect of detached houses or 3 metres in respect of semi-detached or terraced houses will generally be acceptable. In this case the proposed rear extension would project 3.35m from the rear elevation of a semi-detached dwelling, however many properties along Mitford Road host rear extensions, all differing in design and scale.

The property is located on a corner plot between Mitford Road and Otterburn Gardens. The existing conservatory is not visible from the public domain as trees and shrubbery along the side (north) boundary and in the side garden shield the view. A brick wall / close boarded fence also link the side elevation of the dwelling to the boundary wall which borders the adjacent electricity substation.

Although the proposed extension would project 0.35m further from in to the rear garden than the existing conservatory and the ridge height would increase by 0.4m, the materials would match the existing dwelling, the proposed pitched roof would match the pitched roof of the existing dwelling and the extension would appear subordinate to the main dwelling.

The proposed windows and doors are considered to be an acceptable form of development in terms of design and visual impact.

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.

No. 13 Mitford Road is the attached neighbour. Although the proposed extension would project 0.35m further into the rear garden than the existing conservatory, the proposed sun room would not be constructed any closer towards the common boundary shared with no. 13 Mitford Road. No windows are proposed along the side elevation facing no. 13. The proposed extension would measure 0.4m higher than the existing conservatory, however the roof would be pitched and no. 13 is located south of no. 11; therefore not adversely impacting the neighbouring property in terms of loss of outlook, privacy and overshadowing.

No. 2 Otterburn Gardens; the adjacent neighbour is located at a faraway enough distance to not be adversely affected by the proposal.

Based on its size, scale and orientation; the proposal is not considered to give rise to any material harm to the amenities of no. 13 Mitford Road, or any of the surrounding neighbours in terms of outlook, privacy, over dominance or overshadowing.

The proposed windows and doors are also considered to not adversely impact upon the attached and adjacent neighbours.

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 as detailed below

Drawing No. AG(20)01, Received 07/10/2019

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.

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 (paragraphs 186 & 187) 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:

«END»