DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0807/19/HFUL
Proposal: Construction of pitched roof rear garden room extension as replacement to existing conservatory on same footprint.
Location: 195 Beaconside
South Shields
NE34 7PT

Site Visit Made: 21/11/19

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site is a semi-detached property, situated within a modern residential cul-de-sac on Beaconside in South Shields. The front and side elevations of the existing dwelling at 195 Beaconside front onto the cul-de-sac, which curves around the property.

The application property already has a conservatory to the rear, which is located in close proximity to the boundary with the adjoining semi-detached property (193 Beaconside). The application seeks to demolish this conservatory and replace it with a single storey pitched roof rear extension on roughly the same footprint, to be used as a garden room.

The existing conservatory is situated 120mm from the joint boundary and has a 3.5 metre rear projection and shallow pitched roof of 2.55m height (eaves height of 2.35m), with a fully obscure glazed elevation currently facing the neighbouring property.

The proposed extension would be situated 60mm from the joint boundary, with a 3.7 metre rear projection, a dual pitched roof of 3.4m in height – although the maximum height of the roof pitch is set some 1.6 metres away from the solid gable of the extension that would be built adjacent to the boundary, which has an eaves height of 2.35m.

Publicity / Consultations (Expiry date 19/11/19)

1) Neighbour responses

None received

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

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/Visual Amenity

The proposed rear extension is considered to be a proportionately scaled secondary addition to the main dwelling, which is appropriate in the context of the host dwelling, tying in well with the original brick built single storey rear projection and following on from its existing roofline. The proposed extension's location to the rear of the property limits its visibility from the street scene to an extent, although as the side of the property fronts onto Beaconside to the east, it would be visible within the street scene from Beaconside. It is considered that the design and scale of the extension would be a visual improvement when compared with the existing conservatory and would ensure that the proposed extension appears as an appropriately scaled, sited and designed extension to the existing residential dwelling. The proposal is considered to convey sensitive consideration of its surroundings, in accordance with LDF Policy DM1 (A).

Residential Amenity

Paragraph 8.1 of the design guidance in SPD9 states that single storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 3 metres in respect of semi-detached houses will generally be acceptable, but does allow the scope for extensions larger than this to be granted planning permission where their impacts are considered to be acceptable on their planning merits and based on the site-specific circumstances, as identified above.

In this instance, the proposed rear projection is 3.7 metres beyond the original rear wall of the dwelling; however, this is a negligible increase in projection, when compared with the existing conservatory (only 0.2 metres further to the rear). Both the existing and proposed extensions would have a similarly scaled gable with a 2.35 metre eaves height close to the boundary with this neighbour – the new proposal coming 60mm closer to the joint boundary.

While the proposed extension would present some degree of a tunnelling effect and impact on the outlook of the closest rear habitable room window at 193 Beaconside, this is limited by the fact that the existing rear projection at 193 Beaconside is only a small rear projection, thereby allowing a greater degree of outlook from the rear window in that direction. In any case, any increased tunnelling impact/reduced outlook arising from the proposed development is considered to be negligible, when compared with the existing situation due to the marginal increase in both rear projection and distance from the boundary, and with a similar eaves height proposed to the existing conservatory.

The proposed extension would not present a risk of any significant overshadowing as it is located to the north of the affected habitable room window.

The proposed development is considered to adequately protect the amenity of neighbours and would be in accordance with LDF Policy DM1 (B).

Summary

It is considered that, in the site circumstances and context of this particular case, that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A & B), having due regard to design guidance in Supplementary Planning Document (SPD) 9 'Householder Developments', and to all other material planning considerations. It is considered that the proposal would 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

19-43-02A received 07/11/2019
19-43-03A received 28/10/2019

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. 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: Chris Stanworth
Signed:
Date: 13/12/19

Authorised Signatory:
Date: