DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0816/19/HFUL
Proposal: Erection of porch to existing main entrance door on side elevation - pitched roof.
Location: 67 Ambleside Avenue, South Shields, NE34 0DY

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 for the erection of a porch to the side elevation at 67 Ambleside Avenue, South Shields.

The porch is located in front of the existing garage incorporating the existing main entrance door to the side elevation of the existing property.

The porch projects 1.3m from the front elevation of the existing garage and measures 2.8m wide, matching the width of the garage. The eaves height would measure 2.2m high and ridge height measure 3.2m high hosting a pitched roof. A door would be located centrally within the front elevation of the porch which would be the main entrance to the property. 1no. window would be located either side of the door with facing brick below. The proposed materials would be brick, concrete interlocking roof tiles and upvc windows/doors to match existing.

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

Whilst on a site visit the officer noted that construction had already commenced but was not complete.

Planning History

Reference: ST/0610/01//DM
Description: Proposed erection of garage
Decision: Grant Permission with Conditions
Date: 14/08/2001

Publicity / Consultations (Expiry date 15/11/2019)

1) **Neighbour responses**
   None received
2) **Other Consultee responses**
   Highways – No comment and to approve the application

Assessment

Design and Impact on Visual Amenity

SPD 9 states that single storey side extensions should not normally have a width greater than half the width of the existing property. The porch width measures 2.8m wide which is more than half the width of

the existing property, however only marginally wider and the porch width matches the width of the existing garage. Furthermore, the porch materials match the existing property materials.

The porch ridge height would measure 3.2m high which is 0.2m higher than the highest point of the existing garage front elevation. The porch is set back from the front elevation of the existing dwelling by 4m, therefore appearing subordinate to the existing property. Taking the above in to consideration, the porch would be a suitably well designed and a subservient addition in relation to the main property.

For these reasons, it is judged that the development conveys 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 and SPD 9 states that side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour. In this case no windows are proposed along either side elevations.

No. 274 and 276 Mortimer Road are the adjacent neighbours located east of no. 67 Ambleside Avenue.

No. 276 hosts a single storey garage along the rear boundary shared with no. 67 and numerous rear extensions. Due to the orientation of both no. 276 and no. 67 and the location and size of the porch, the adjacent neighbour would not be adversely impacted upon.

The side (east) elevation of the porch is located adjacent to the rear boundary of no. 274 Mortimer Road where a brick wall is located measuring approx. 1.8m high. Although the porch would be visible above the brick wall, the porch is located 5.84m from the rear elevation of no. 274 and therefore would not adversely affect the adjacent neighbour.

Based on its size, scale and orientation; the proposal is not considered to give rise to any material harm to the amenities of no. 274 and 276 Mortimer Road, or any of the surrounding neighbours in terms of outlook, privacy, over dominance or overshadowing.

Highways

Although the proposal would result in the loss of the existing garage, the driveway is long enough (9.7m) to host a vehicle.

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

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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: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:
«END»