DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0861/19/HFUL
Proposal: Demolition of existing garage / store to side rear and existing conservatory to rear. Single storey extension to rear and rear side
Location: 58 Lisle Road
South Shields
NE34 6DH

Site Visit Made: 29/11/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a semi-detached dormer bungalow located on the western side of Lisle Road. The neighbour to the north is a semi-detached bungalow attached to the application property (56 Lisle Road). The neighbour to the south is a semi-detached bungalow (60 Lisle Road). Beyond the rear gardens of these properties to the west are playing fields at Harton Technology College. The highway is located to the west, with further properties located on Lisle Road.

The proposal seeks permission to demolish the existing detached garage to the side and rear of the property, and the conservatory to the rear of the property. In its place, a single storey rear and side extension is proposed. This would measure a maximum protrusion of 11 metres from the original rear elevation of the dwelling, and extend the full width of the site boundary.

The extension would be constructed to the same alignment as the existing garage to the southern site boundary, extending no further than the rear elevation of the garage. To the northern site boundary, the extension would protrude approximately three metres beyond the rear elevation of the existing extension at this boundary. The extension is proposed to be flat roofed in design, with a maximum height of approximately 3.2 metres. The materials proposed include render walling to match the existing render at the property, matching roof tiles and uPVC windows and doors.

An application for a Lawful Development Certificate for a proposed dormer to side elevation and alterations to an existing dormer to the rear at the site has also been submitted (ref. ST/0860/19/CLP) which is pending consideration at the time of this application being determined.

Publicity / Consultations (Expiry date 10/12/2019)

1) Neighbour responses

None

2) Other Consultee responses

None

Assessment

In assessing this application, due regard has been had to the requirement of Section 149 of the Equality Act 2010. The main issues relevant to the determination of this application are the:

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity.

Design / visual amenity

Given the nature of the proposal, only the side extension element would be visible from the public domain. The proposed materials including the render, roof tiles, and uPVC windows would match those on the existing dwelling.

The proposal, at its largest point, would extend approximately 11 metres beyond the original rear elevation, which significantly exceeds the guidance set out within SPD9 which outlines a rear extension of three metres as being generally acceptable on a semi-detached house. However it is appreciated the property already has several large extensions and benefits from a large curtilage. The proposed side extension would measure less than half the width of the original property, in line with the guidance as set out within SPD9, and would be set back within the site and located towards the rear of the existing property.

In this regard it is considered that the whole proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity. A condition is suggested with regards to the materials of the proposed extension being of a similar appearance to those used in the host dwelling, and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

To the northern boundary, the neighbouring property has a rear extension, and the proposed rear extension at the application site would protrude three metres beyond the rear elevation of this property. A reasonable outlook is therefore considered to be maintained from habitable room windows at this neighbour in this regard. Additionally, no side windows are proposed within the extension facing this neighbour. In this regard the impacts of the development in terms of residential amenity and privacy to 56 Lisle Road are considered acceptable.

To the southern boundary, the extension would not protrude beyond the position of the rear elevation of the existing garage. The development would extend forward of the position of the existing garage to the side of the property, which would bring this part of the development closer to the southern neighbour.

A conservatory to this neighbour has glazing facing the application site, whilst another window also faces the application site from the neighbour. However it is appreciated these windows face the existing garage and boundary wall at the application site, and the outlook from these windows would be unchanged as a result of the development. A further window is located within the original side elevation of this neighbour however this appears to be obscurely glazed. A new window is proposed within the original side elevation of the application property, however in this regard the impacts of the development in terms of residential amenity and privacy to 60 Lisle Road are considered acceptable.

In respect of overshadowing impacts, 56 Lisle Road is positioned north of the proposed rear element however given the staggered nature of the properties and position of existing extensions at this neighbour, any overshadowing to habitable room windows at this neighbour would not be of a significant effect. Likewise, any impact to the outdoor space in terms of overshadowing is considered limited given the extent of the extension and size of the neighbouring garden. No other properties would be significantly affected in terms of overshadowing.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

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

Sheet 1 - Rec - 04/11/2019
Sheet 2 - Rec - 04/11/2019
Sheet 3 - Rec - 04/11/2019

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

3 UNIQUE NOTE TO APPLICANT

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: Nick Graham
Signed:
Date: 17/12/2019

Authorised Signatory:
Date:

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