DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0923/19/HFUL
Proposal: Rear single storey extension providing a sun-lounge and a WC/Utility.
Location: 8 Sunnirise
South Shields
NE34 8DN

Site Visit Made: 10/01/2020

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 construction of a rear single storey extension providing a sun-lounge and a WC/Utility at 8 Sunnirise, South Shields.

The proposed sun lounge would project 3m from the rear elevation of the existing dining room, where the existing bay window is located. The proposed sun lounge would measure 3.6m wide and would be set back 0.3m from the common boundary shared with no. 10 Sunnirise. The flat roof height would measure 2.9m high with a roof lantern measuring an additional 0.55m high. The side elevation located adjacent to the boundary would host facing brick only and the rear elevation would host bi-fold doors.

The existing utility / WC located to the rear of the kitchen are proposed to be extended further in to the rear garden by 1.6m. The width would remain at 4.2m wide reducing down to 3.3m wide towards the rear and the flat roof would measure 2.9m high. The rear elevation would host a door with a window either side, a small obscure glazed WC window would be located on the corner elevation and the side elevation would host facing brick only. The existing garage door which links to the rear garden would be incorporated in to the proposed utility room extension.

The proposed materials would be facing brick, white upvc doors and windows to match existing and the flat roof would be constructed with single-ply membrane.

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

Publicity / Consultations (Expiry date 30/12/2020 and 06/05/2020)

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

Assessment

It is considered to be a suitably well designed and a subservient addition in relation to the main property. Many dwellings within the area have had extensions and/or alterations and the proposed materials would also match the existing property. The proposed extensions would not be visible from the public domain; therefore 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.

Policy DM1 (B) requires a development to be acceptable in relation to any impact on residential amenity. No. 10 Sunniside is the attached neighbour located north of no. 10 Sunniside. Both no. 8 and 10 are L-shaped dwellings with the inner section closest to one another. Concerns were initially raised in terms of overshadowing as the proposed sun lounge measured 4.95m from the rear of the dining room. Amended plans were received reducing the sun lounge length to 3m, along with an overshadowing impact assessment, which are considered acceptable. The existing 1.8m high timber fence would also remain in place and the proposed extension roof lantern would be located centrally on the flat roof and measure 1.3m from the side elevation directly. It is also noted that a 3m rear extension could be constructed without requiring planning permission and this would be the case here if the proposed sun room was not attached to the kitchen.

Based on its size, scale and orientation; the proposal is not considered to give rise to any material harm to the amenities of no.10 Sunnirise, or any of the surrounding neighbours in terms of outlook, privacy, over dominance or overshadowing.

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

Drg no. C-06 - Proposed Scheme B Ground Floor & Roof Plan, received 07/04/2020
Drg no. C-07 - Proposed Scheme B Elevations, received 07/04/2020

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: Emma Thomas
Date: 19/05/2020

Authorised Signatory:
Date: