DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0947/19/HFUL
Proposal: Single storey rear extension
Location: 30 Fairview Avenue
South Shields
South Tyneside
NE34 6DD

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

This application relates to a west facing semi detached bungalow in the established residential area of South Shields. To the rear there is a single storey projection which is part of the original dwelling. This application seeks full planning permission to construct a single storey rear extension to the south of the existing rear projection. The proposed extension would have a flat roof which would extend further to the south to form a canopy over a patio area.

Publicity / Consultations (Expiry date 06/01/2020)

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.

LDF Policy DM1 (A and B) seeks to preserve visual and residential amenity.

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 or terraced houses will generally be acceptable. However, SPD9 also notes that site-specific circumstances of the property will always be taken into account and may restrict the scope for development, or alternatively may allow for development opportunities beyond the guidelines set out.

The proposed rear extension would be located to the rear of the property and so would not be highly visible within the public domain. It would therefore have no significant adverse impact upon the character and appearance of the area.

The rear extension would project 3.7m from the main rear elevation of the host property. However it would be screened from the property to the north, No. 32 Fairview Avenue, by the existing rear projection. It would be set a minimum of 5m from the boundary with No. 28 Fairview Avenue to the southwest, and approximately 15m from that property itself. The extension would be set 7.5m from the site's rear boundary. Consequently, given those distances, it is not considered that there would be a

significant adverse impact upon the residential amenity of any neighbouring properties. Whilst a bi-fold door would face towards the boundary with No. 28 Fairview Avenue, it would be set a minimum of 6.6m from the boundary and would not directly face No. 28 itself, only its garage at a distance in excess of 15m; indeed views towards No. 28 would be obscured by the main bulk of the host property. It is not considered that there would be a significant loss of privacy to No. 28 as a result of the proposal.

Having regard to the above, 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 NPPF. The proposal is considered to be acceptable and approval is recommended.

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: Seán Gallagher
Signed:
Date: 14/01/2020

Authorised Signatory:
Date:

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