DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0974/19/HFUL
Proposal: Construction of a two storey side extension.
Location: 17 Marsden Road
South Shields
NE34 6DF

Site Visit Made: 06/01/2020

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 south facing semi-detached dwellinghouse in the established residential area of South Shields. This two storey property is set on a corner plot with Marsden Road to the south and Harton House Road to the east. The property has a single storey extension to the rear, and a wrap around front/side garden, which is partially paved to the rear to provide off street parking.

This application seeks full planning permission to construct a hipped roof two storey side extension.

Publicity / Consultations (Expiry date 23/01/2020)

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. The main considerations are the impacts the development will have on visual and residential amenity.

Visual Amenity

Policy DM1 (A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing. SPD9 provides guidance regarding householder developments:

With regard to two storey side extensions, SPD9 states that to achieve the desired subordinate appearance and to minimise any terracing effect, two-storey side extensions on semi-detached properties should:

- retain a minimum 1 metre gap between the extension and the side boundary of the application site;
- provide a minimum 1 metre set-back between the front wall of the upper storey extension and the main front wall of the house;
- provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling.

In situations where terracing would not arise, because there is no development immediately adjoining the location of the proposed extension, it may still be necessary to provide a set-back between the front wall of the upper storey extension and the main front wall of the house, and a lower ridge line, in order to achieve an appropriate design in the context of the street scene. In such situations an extension should always complement the scale, shape and proportions of the original dwelling, taking account of matters such as brick bonding, materials matching, roof design and the width of the proposed extension. Many of these design issues can be eliminated by use of a setback.

Consideration must be given to the width of the proposed side-extension in relation to the existing property. Side extensions which are excessively wide can undermine the character of the street and of the existing property. To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage, whichever is the greater.

The council recognises that the above guidance may not be suitable in all situations and that the design and suitability of an extension is dependent upon the site-specific circumstances, the need to protect residential and visual amenity and to achieve a design that respects the scale, character and appearance of the dwelling and its neighbourhood. In some cases the above guidance may be relaxed if two or more of the following criteria exist:

- there is a marked stagger in the building line between the dwelling and the affected neighbour;
- the dwelling to be extended is of a substantially different type, scale and massing to the adjacent dwelling;
- the adjacent property is incapable of being extended in the same direction; and
- there is a significant difference in ground levels between the dwellings to be extended and the affected neighbour.
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To preserve the character of the street scene two-storey side extensions and first floor side extensions on corner plots should not extend beyond the established building line of the return side street frontage. If no clear building line is easily identifiable along the side street, such extensions should seek to retain a minimum side space of 2 metres from the plot boundary.

The proposed two storey side extension would be set back from the principal elevation by 1m and would be significantly set down from the main roof. In terms of width, the side extension would be 2.4m in width which would be less than half the width of the host property which is 6.1m wide.

There is no clear building line to the north of Harton House Road and the extension would be set between 0.35m and 0m from the side boundary. This would contradict SPD9 which stipulates that a minimum space of 2m should remain to the plot side boundary. However, it should be noted that the property on the other corner of Marsden Road / Harton House Road has a two storey side extension, No. 21 Marsden Road, has a two storey side extension which is set upon the boundary.

The proposed extension would have a suitable set back at first floor level and given the above it is considered acceptable to relax the above guidance in this case, particularly as there is a similar extension to No. 21 Marsden Road and no clear building line to the rear on Harton House Road. Having regard for these design characteristics, the proposal would be a subordinate addition to the dwelling. Consequently it is not considered that the proposal would result in such significant harm to the character and appearance of the area to warrant refusal, and it would therefore be acceptable on balance.

Residential Amenity

LDF Policy DM1 (B) requires a development to be acceptable in relation to any impact on residential amenity. In terms of residential amenity, given the location of the proposed extension within the site, there would be no significant harm to any other neighbouring properties. Whilst there would be 1no. window in the side gable elevation at ground floor level facing towards No. 21 Marsden Road, this would

not result in any significant loss of privacy to No. 21 given that property's western gable elevation is blank and also the distance of 9m to No. 21.

Summary

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, or the visual amenity of the area. Consequently the proposal would comply with all relevant local and national planning policy; the application is therefore recommended for approval.

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. 0 received 19/12/2019
Drg No. 7 received 09/12/2019
Drg No. 8 received 09/12/2019
Drg No. 9 received 09/12/2019
Drg No. 10 received 09/12/2019
Drg No. 11 received 09/12/2019
Drg No. 12 received 09/12/2019

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 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

Case officer: Seán Gallagher
Signed:
Date: 24/01/2020

Authorised Signatory:
Date: