DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0038/20/HFUL
Proposal: Two storey rear extension and loft conversion including dormer window, re-modelling of the detached garage.
Location: 72 Lisle Road
South Shields
NE34 6DH

Site Visit Made: 06/02/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to an east facing semi detached bungalow in the established residential area of South Shields. To the northern side of the property there is a driveway, shared with No. 70 Lisle Road to the north, which leads to a detached garage to the rear (although the garage is attached to the corresponding garage of No.70). The property has a single storey projection to the rear with a lower roof height. There is also a large garden to the rear.

This application seeks full planning permission to construct a rear extension and to convert the loft and add a dormer window to the front roof slope. It is also proposed to make alterations to the garage – it would be partially demolished to the front and extended to the rear.

Additional information was received on 07/02/2020 in order to clarify the changes to the garage. Amended plans were also received on 17/03/2020 and 18/03/2020 in order to set the proposal off the southern boundary of the site. It was not considered to be necessary to re-notify neighbours about any of these amendments, having regard to the Council's SCI; because they could not materially affect their amenity relative to what they were notified upon.

Publicity / Consultations (Expiry date 12/02/2020)

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 (limbs A and B) seeks to preserve visual and residential amenity whilst SPD9 provides householder design guidance.

Impact on Visual Amenity

The proposed development primarily concerns a two storey rear extension. SPD9 notes that two storey rear extensions that would project 3m from the rear wall of the original dwelling, and be set in 2m from the any side boundary and 7m from the rear boundary (opposite the rear wall of the dwelling) will often be 'permitted development', and will generally be acceptable in many situations.

However SPD9 notes that each application will be assessed on a case by case basis, having regard to the following principles which are relevant to this application:

a) that the visual impact of the proposal on the dwelling and its immediate neighbourhood is acceptable and that high standards of urban design are achieved;
b) that there is no unacceptable impact on the amenity of neighbours in relation to:
    i. Privacy
    ii. Outlook and Over Dominance
    iii. Overshadowing

Whilst the property is a bungalow, it has a large loft space which is capable of hosting a habitable room(s) without raising the roof level. The loft of the existing dwelling would be converted with the rear extension therefore hosting two floors, albeit with a roof no higher than the roof of the existing bungalow. The roof of the rear extension would be pitched forming a gable end to the rear and the roof slopes would form a continuation of the existing dwelling's roof. This would be in keeping with the design of the host property. Whilst there would be a flat roof portion of the roof, this would be to the centre of the roofscape and so would not be highly visible within the surrounding area. Consequently it is not considered that the proposed development would result in significant harm to the character and appearance or the visual amenity of the area.

The proposed garage extension would be acceptable in terms of design. It would be an appropriate scale and massing in relation to the host property and surrounding properties.

It is also proposed to erect a dormer window to the front roof slope of the property. SPD9 notes that adding dormers and roof windows can significantly alter the appearance of a property. Any alterations to a roof should therefore be designed to complement the home and street scene. With regard to 1930s bungalows, SPD9 notes that large semi-detached and detached bungalows, especially in the South Shields area, have had dormer extensions added in a lot of cases. Proposed extensions to these types of property should be in keeping with the character of the host dwelling. There are a number of dormer windows to the font roof slopes of properties on Lisle Road. The proposed pitched roof dormer would be in keeping with the character and appearance of the area and therefore would not result in significant harm to the visual amenity of the area. The proposed pitched roof dormer windows would not result in a significant adverse impact upon the character and appearance of the host dwelling.

Impact on Residential Amenity

The proposed rear extension would project 5.25m from the main rear elevation of the host property, and 1.6m beyond the existing rear projection. It would be set upon the boundary to the south with No. 74 Lisle Road. That property has a rear projection upon the boundary and the proposed extension would project 1.4m beyond that projection's rear elevation. At this point the eaves of the extension would be 2.6m high and the roof would slope away from the boundary. Given the limited projection beyond No. 74's projection, and the orientation of the two properties, it is not considered that there would be a significant adverse impact upon the residential amenity of that property, particularly in terms of loss of outlook, loss of privacy, and overshadowing.

The proposed rear extension would be set 2.6m from the boundary with No. 70 Lisle Road to the north. It would have an eaves height of 2.8m and the roof would slope away from the boundary. The nearest window to the development in the rear elevation of No. 70 is set approximately 2.8m from the boundary and therefore approximately 5.4m from the proposed development. Given this distance, it is not considered that the proposed development would lead to such a significant adverse impact in terms of overshadowing and loss of outlook to warrant refusal. There would be no windows in the northern elevation of the proposed extension. Two new windows would be inserted into the northern elevation of the host property however these would be obscurely glazed. Consequently there would be no significant loss of privacy to No. 72.

The garage would be extended to the rear, and part of the garage would be demolished to the front. The proposed garage would project 1.8m further to the west than the existing rear elevation of No. 70's garage, along the boundary with No. 70. Given the presence of its own garage which would obscure the proposed garage extension from the main dwelling, it is not considered that there would be a significant adverse impact upon the residential amenity of No. 70. The proposed garage extension would be set 6.7m from the site's southern boundary with No. 74 Lisle Road and so given that distance it is not considered that there would be a significant adverse impact upon the residential amenity of that property.

It is proposed to include a covered balcony at first floor level to the rear of the property. To the northern and southern sides of the balcony there would be solid walls and so views would not be possible to the north and south, and back towards Nos. 74 and 70 Lisle Road respectively. Whilst views of the western ends of those properties' gardens would be afforded, it is not considered that this would result in such significant harm to the residential amenity of those properties in terms of loss of privacy to warrant refusal. Views would be available to the west, towards Harton Academy, however with a distance of 30m between the balcony and the rear boundary of the property's garden, it is not anticipated that there would be a significant loss of privacy to Harton Academy, who have raised no objections.

SPD9 notes that a distance of 14m between upper floor windows should be maintained to preserve privacy. The proposed front dormer would face Nos. 63 and 65 Lisle Road at a minimum distance of 26m. However those properties face to the southwest and so the dormer would not directly face any widows of those properties. Given this and the distance between the dormer window and those properties, it is not considered that there would be any significant loss of privacy to that property.

Conclusion

In summary, it is not considered that the proposed development would result in significant harm to the residential amenity of any neighbouring properties, or the visual amenity of the area. The development would be in accordance with all relevant local and national policy and 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

Attic Layout and Roof Plan received 18/03/2020
Dwg No. A206 received 07/02/2020
"Proposed Elevations" rev D received 17/03/2020
"Proposed Floor Plans" rev E received 17/03/2020

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: Seán Gallagher
Signed:
Date: 18/03/2020

Authorised Signatory:
Date: