DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0078/20/HFUL
Proposal: Bedroom over Garage extension. Extension set back 1metre from the front and projecting 2.35 metres from the back. Proposed timber cladding to garage front, side extension and rear with zinc roof to porch, lower garage roof and rear flat roof extension.
Location: 62 King George Road
South Shields
NE34 0SU

Site Visit Made: 14/02/2020

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 dwelling located within a well-established residential area of South Shields. The dwelling benefits from a large rear garden and driveway to the front. The neighbour to the south is a semi-detached dwelling (64 King George Road) and is attached to the application property. To the north of the application property is a semi-detached dwelling (60 King George Road). To the rear gardens of these properties to the west are dwellings at Cauldwell Villas. Further dwellings are located at King George Road to the east across the highway and central reservation.

The application proposes a first floor extension above the existing garage to the side and rear of the property, to the boundary with 60 King George Road. The ridge would measure approximately 8.9 metres in height, whilst the eaves would measure approximately 5.8 metres in height. The materials proposed include cedar timber cladding walling, zinc metal roof to the garage, and matching pan tiles to the main roof of the dwelling. The existing rear extension roof and front bay window roof would also be amended to incorporate zinc metal, whilst the entire rear elevation would be cladded in cedar timber in line with the proposed extension. Three rooflights are also proposed within the north facing roof ridge of the extension. The front porch roof would also be amended to stepped back brickwork/copings and a grp insert to weatherproof.

Publicity / Consultations (Expiry date 09/04/2020)

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

Assessment

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, the development would be visible from the public domain. The proposed roofing material to the main roof would match the existing dwelling, whilst the proposed cedar timber cladding to the extension and rear elevation, zinc roofing to the garage, bay windows and existing rear elevation are all considered acceptable. In this regard the development is considered to convey sensitive consideration to their surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity.

The extension would remain set off the boundary by approximately one metre, with the first floor element set back from the main front wall of the house, whilst the development would also provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling. All of the above is in line with the guidance as set out within SPD9 and in this regard it is not considered a terracing effect would occur and the development would appear subordinate in relation to the original dwelling. It is also appreciated similar extensions have been undertaken to other properties at King George Road. Given all of the above, it is considered the development is acceptable in terms of visual amenity.

A condition is suggested with regards to the proposed roofing material being of a similar appearance to that 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

The proposal would not harm the amenities of the neighbours to the east, west and north, due to the level of spacing between the development and those neighbours. In terms of the neighbour to the north (60 King George Road), it is noted this property benefits from a single storey rear extension to the boundary with the application site, and the application property is only proposed to be enlarged above the existing garage and as such there are no amenity impacts to this window.

To the first floor, the closest windows within this neighbouring property within the rear elevation are for a bathroom. The closest habitable room window within the first floor principal elevation of this neighbouring property is for the same bathroom, whilst a landing window faces the proposal site from this neighbour. None of these windows are habitable room windows in this regard. No windows are proposed within the side elevation of the proposed development and as such no privacy concerns are raised to any neighbouring properties.

It is therefore considered that the proposal would have no materially harmful impacts on the amenity and privacy of the occupiers of 60 King George Road. 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).

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. A04, received 31/01/2020
- Drg No. A05, received 31/01/2020
- Drg No. A06, received 31/01/2020
- Drg No. A08, received 31/01/2020

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 materials hereby permitted shall be as those stated in the application form and drawing no. A06 (Proposed Elevations, received - 31/01/2020).

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 (paragraphs 186 & 187) 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 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

4 NOTE TO APPLICANT

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: Emma Thomas
Signed:
Date: 14/04/2020

Authorised Signatory:
Date: