DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0092/20/HFUL
Proposal: Two storey side extension - shower room, utility room and bedroom.
Location: 18 West Drive
Cleadon
SR6 7SL

Site Visit Made: 10/02/20

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site is a two-storey semi-detached property, located on the north-east side of West Drive in Cleadon, a residential street which is characterised by pairs of semi-detached properties along the entire length of the street, predominantly of two-storey construction, but with some pairs of bungalows to the north-west of the site. There are numerous examples of side extensions to properties on this street within the street scene at present.

18 West Drive is attached to the neighbouring semi-detached dwelling to the north-west at 20 West Drive. Adjoining the application site to the south-east is a site that hosts several domestic garages and an electricity substation. Beyond the garage site is a two-storey semi-detached property at 16 West Drive, which has recently been extended (two storeys) towards the application site. The rear gardens of properties on Grosvenor Drive back on to the rear of the properties on West Drive.

The application proposes to add a two-storey side extension at 18 West Drive, built up to the boundary, with a 1 metre set back from the existing front elevation. The extension would have a hipped roof form, lowered below the main roof, and would be built of a similar palette of materials to the host.

It is noted that the proposed extension is shown built against the wall of the closest garage on the adjoining garage site and there appears to be a slight overhang of the roof over this land. Certificate B has been signed, with Notice served on South Tyneside Council as an adjoining landowner. No comments have been received in response to this Notice by the Council's Asset Management Team.

Publicity / Consultations (Expiry date 03/03/20)

1) Neighbour responses

None received.

Assessment

The main issues relevant to the assessment of this proposal are the:

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity;

Design/Visual Amenity

Guidance in the Supplementary Planning Document (SPD) 9 'Householder Developments' (at paragraph 7.2) advises 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, or provide a one third depth setback (paragraph 7.5) where a gap of less than 1 metre from the boundary is provided.

The extension would be built up to the side boundary of the site with no gap; however, there is no potential for any terracing effect to be created in this instance, given that the adjacent site is a garage site containing single story domestic garages and an electricity substation building, with a significant gap (approximately 17 metres) between the proposed side wall and the gable of the next two storey property at 16 West Drive.

It is considered that the proposed extension would be proportionate in its scale and sensitive in its design approach, with a subservient appearance. It would be set back 1 metre from the main front wall at both ground and first floor level and has been designed with a corresponding hipped roof form that is set well below the main ridge height of the existing property, in line with the design guidance.

The extension would not be excessively wide at 3 metres to the front elevation (reducing in width further towards the rear due to the angled property boundary) and would not undermine the character of the existing property, at less than half of the width of the property.

Paragraph 7.4 also sets out four criteria that can allow for relaxation of the design guidance where two or more exist, three of which are applicable in this case. There is a marked stagger in the building line between 18 West Drive and the development on the garage site, the adjacent buildings are of a different type, and the adjacent buildings cannot be extended towards the application site.

Given the setback of the extension from the front, the sensitive roof form, and the proportionate height and width of the extensions, it is considered that a sufficient degree of subservience will be achieved as a result. The proposed side extension would have a sufficient degree of visual subordinance within the street scene and would not create any harmful terracing effect due to the form of the development on the adjacent site.

It is considered that the proposal would convey sensitive consideration of its surroundings and would accord with LDF Policy DM1 (A) in this instance.

Residential Amenity

The extension would be approximately 22 metres away from windows serving the closest residential property to the rear (9 Grosvenor Drive) and approximately 17 metres away from the blank gable with 16 West Drive. It is not considered that there would be any unacceptable impact on the residential amenity of occupiers of these or other nearby neighbouring properties through impacts on outlook, through over dominance or by causing significant overshadowing.

The proposed extension would contain blank gables to the side and rear (other than a door in the rear ground floor) with a bedroom window in the front elevation of the first floor. It is not considered that the proposal would have the potential for any unacceptable privacy/overlooking impacts.

It is considered that the proposed extension would not cause any significant impacts affecting the residential amenities of neighbouring residents. The proposals are considered to be acceptable in terms of residential amenity impacts and in accordance with LDF Policy DM1 (B).

Other Matters

The front of the proposed side extension would be situated in a similar location to the existing fence and gate that are in place to the side of the property. Sufficient space (6.8 metre length) on the driveway for parking of a vehicle would be retained following implementation of the proposal.

The application form states that a Certificate B Notice has been served on the adjoining landowner. No comments have been received in response to this.

Summary

For the reasons outlined above, it is considered that the proposal would be an acceptable form of development, subject to the inclusion of the suggested conditions.

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 0772/0649/523 received 03/02/2020
Drg No 1 received 03/02/2020
1:200 Site/Roof Plan - Proposed received 03/02/2020

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 except where otherwise stated on Drawing No. A204 received 14/01/2020. 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: Chris Stanworth
Signed:
Date: 05/03/20

Authorised Signatory:
Date: