DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0094/20/HFUL
Proposal: Side/Rear ground floor wrap around extension.
Location: 53 John Reid Road
South Shields
NE34 9EW

Site Visit Made: 19/02/2020

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 property located to the north-east of the John Reid Road dual carriageway within the Simonside area of South Shields. The neighbour to the east (55 John Reid Road) is a semi-detached house and attached to the application property. The neighbour to the west (51 John Reid Road) is a semi-detached house. To the north beyond the gardens of these properties lies dwellings at Peel Gardens and Winskell Road. To the south lies an area of open space with John Reid Road beyond.

The proposal seeks permission to erect a single storey side and rear extension, which would protrude three metres beyond the rear elevation, and 2.4 metres beyond the side elevation. The proposal would have a hipped roof, with a ridge height of approximately 3.5 metres and an eaves height of approximately 2.7 metres.

Publicity / Consultations (Expiry date 06/03/2020)

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 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 materials including the brickwork, roof tiles and uPVC windows would match those on the existing dwelling. The side extension would measure less than half the width of

the original dwelling, whilst the rear extension would protrude three metres from the rear elevation, in line with the guidance as set out within SPD9. It is considered that the whole proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity.

A condition is suggested with regards to the materials of the proposed extension being of a similar appearance to those used in the host dwelling, asides from the proposed roofing material, and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

55 John Reid Road lies to the east of the application site. The rear extension element of the development would protrude three metres beyond the rear elevation of the property, to the boundary with this neighbour. This distance is compliant with the guidance set out in SPD9 which sets out that a projection of three metres would generally be considered acceptable on a semi-detached or terraced property. It is also noted a conservatory is located at the application property to the common boundary with this neighbour at approximately the same projection. No openings are proposed to this elevation and in this regard there are not considered to be any amenity or privacy impacts to this neighbour, nor would any significant overshadowing impacts occur.

51 John Reid Road is located to the west of the application site, and the proposed side extension would be located to the common boundary with this property. The only opening to the ground floor gable of this neighbour is a door, whilst no windows or openings are proposed within the side elevation of the proposed development facing this neighbour. Similarly, the closest habitable room window in the rear elevation of this neighbouring property is set off the boundary by approximately four metres, and the extension only protrudes three metres beyond the rear building line. In this regard it is not considered any detrimental amenity or privacy impacts would occur to this neighbour, and given the size and position of the extension there would be limited overshadowing impacts.

It is not considered any amenity, privacy or overshadowing issues would occur to any other property, given the distances concerned and size and height of the proposal. 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).

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

3 UNIQUE NOTE TO APPLICANT

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

Case officer: Nick Graham
Date: 26/03/2020

Authorised Signatory: *Peter Cunningham*
Date: *7 April 2020*

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