DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0201/20/HFUL
Proposal: Single storey extension to the rear of the dwelling.
Location: 48 Brandling Court
South Shields
NE34 8PA

Site Visit Made: 28/04/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for the construction of a single storey extension to the rear of 48 Brandling Court in South Shields.

Application details state that the proposal would be constructed with brick walls, a tiled roof, and with UPVC window and door frames. The applicant has confirmed that all external materials would be of a similar appearance to those used in the construction of the exterior of the existing dwelling. All dimensions of the proposal can be scaled from submitted drawings.

It should be noted that permitted development rights were removed from the estate when it was originally granted planning permission.

Publicity / Consultations (Expiry date 06/05/2020)

1) **Neighbour responses**

None received

2) **Other Consultee responses**

N/A

Assessment

The main issues relevant to the determination of this application are:

- Design and visual impact
- Impact on residential amenity

Design and visual impact

The proposal would be to the rear and so it would be screened from the public domain. Given the minor nature of the proposal, its position to the rear, and the existing built form, it is considered that it would be of an acceptable scale and design. It would also be constructed in acceptable external materials which would be of a similar appearance to those used in the construction of the exterior of the existing dwelling. A condition is recommended to control that the proposal be constructed in the materials as specified in the application. Subject to compliance with this condition it is considered that the proposal would be in keeping with the existing built form, and so would convey sensitive consideration to its surroundings

having regard to its scale, proportion and use of materials. It would therefore accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A), and the associated SPD9 in relation to design and visual impact.

Impact on residential amenity

The proposal would build nearest to the common boundary shared with 47 Brandling Court. However this neighbouring property has an existing single storey rear extension, which the current proposal would not project beyond. The neighbouring property rear extension has a secondary window facing the application site; however the window in the proposal facing 47 Brandling Court would be high level (over 1.7 metres above the floor of the room within which it would be installed). Given the nature of the proposal and the existing built form, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of 47 Brandling Court in relation to privacy, outlook and over dominance, or overshadowing.

There is a high fence along the common boundary between the application site and 49 Brandling Court, and the proposal would be set back from this common boundary by over 3.5 metres. Given the nature of the proposal, the existing built form and separation distances it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of 49 Brandling Court in relation to privacy, outlook and over dominance, or overshadowing.

Given the nature of the proposal and separation distances it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of any other neighbouring properties in relation to privacy, outlook and over dominance, or overshadowing.

It is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (B), and the associated SPD9 in relation to residential amenity.

Summary

For the reasons articulated above, the proposal would accord with development plan policy, and so it is an acceptable form of development.

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

- Drawing No. A201 Rev A received 16/03/2020
- Drawing No. A202 Rev B received 11/05/2020

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: David Rogerson

Signed: *David Rogerson*

Date: 11/05/2020

Authorised Signatory:
Date: