DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0242/20/HFUL
Proposal: Rear elevation single storey conservatory.
Location: 4 Cleaside Avenue
South Shields
NE34 8DQ

Site Visit Made: 18/05/20

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 within a residential area at the southern edge of the urban boundary of South Shields and near to Cleadon. First floor accommodation is situated within the roofspace of the property, which is situated a short distance to the south of Cleadon Park and to the west of Cleadon Hills, but well outside of the Cleadon Hills Conservation Area boundary.

2 and 4 Cleaside Avenue both have an original hipped roof single storey outrigger that projects, located centrally along the common boundary between these two properties. 6 Cleaside Avenue has a garage built along the common boundary with the application site, which the Proposed Site Plan shows projecting 1.5 metres beyond the main rear elevations of both 4 and 6 Cleaside Avenue.

The proposed rear conservatory would have a 3.3 metre rear projection, replacing an existing white uPVC conservatory of a slightly greater rear projection, but lesser width. The proposed conservatory would infill the entire width between the existing outrigger and the boundary with 6 Cleaside Avenue and would have a marginally lesser projection than the existing outrigger and a projection of only project 1.8 metres beyond the rear elevation of the garage at 6 Cleaside Avenue. The conservatory would have a hipped roof, approximately 2.5 metres height to the eaves, 3.5 metres to the ridge.

The existing property is rendered with a red tile roof. The conservatory would, however, have a brickwork exterior with significant glazed openings to the rear and a glazed roof, both with white uPVC framing.

Publicity / Consultations (Expiry date 07/05/20)

1) Neighbour responses

None received.

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

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

The proposal extension will be modest in terms of its height, massing and rear projection and would be a secondary and subservient addition to the host property. It would have an aesthetic that is in keeping with the existing property and utilising a palette of external materials of similar appearance.

The extension would be largely hidden from views within the public domain, with only a small part of the side extension visible, set well back from the street scene and behind the existing garage. The extension is not considered to cause material harm to the visual amenity of the area.

This scheme is considered to be acceptable in respect of its impacts on the visual character of the surrounding area and in accordance with Policy DM1 (A).

Residential Amenity

It is considered that the proposals would have no prospect of affecting the residential amenities of the neighbour at 2 Cleaside Avenue given that it would not project beyond the existing outrigger. The limited projection beyond a garage (a non-habitable room) would be acceptable. This would not cause harmful impacts to neighbouring amenity even if this were a habitable room in any case, as the rear projection is a 1.8 metres to the rear, with a 2.5 metre high blank gable facing the rear garden of 6 Cleaside Avenue.

Adjoining neighbours to the rear would not be materially affected by the development.

It is not considered there would be any unacceptable degree of harm to the residential amenities of neighbours and the development would therefore be in accordance with Policy DM1 (B) of the adopted South Tyneside Local Development Framework, and adopted guidance the associated SPD9.

Summary

It is considered that, in the site circumstances and context of this particular case, that the proposal would be an acceptable form of development and in accordance with Local Development Framework (LDF) Policy DM1 (A & B), having due regard to design guidance in Supplementary Planning Document (SPD) 9 'Householder Developments', and to all other material planning considerations.

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

Existing & Proposed Elevation & Plan Drawing received 30/03/2020

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 as stated on Existing & Proposed Elevation & Plan Drawing received 30/03/2020. 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

Case officer: Chris Stanworth
Signed:
Date: 19/05/20

Authorised Signatory:
Date:

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