DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0305/20/HFUL
Proposal: Demolition of existing garage/store and existing conservatory to rear. Single storey extension to rear and side. Amendment to approved planning application ST/0861/19/HFUL to replace previously approved flat roof with a pitched tiled roof to rear and side and to increase the size of the proposed rear extension along with internal alterations. (Part Retrospective)
Location: 58 Lisle Road
South Shields
NE34 6DH

Site Visit Made: 07/07/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is an east facing semi-detached dormer bungalow located on the western side of Lisle Road. The neighbour to the north is a semi-detached bungalow attached to the application property (56 Lisle Road). The neighbour to the south is a semi-detached bungalow (60 Lisle Road). Beyond the rear gardens of these properties to the west are playing fields at Harton Technology College. The highway is located to the west, with further properties located on Lisle Road.

A Lawful Development Certificate was granted on 23/12/2019 for the following works (ref: ST/0860/19/CLP):

Proposed dormer to side and alterations to existing dormer to rear.

Planning permission was granted on 23/12/2019 for the following development (ref: ST/00861/19/HFUL):

Demolition of existing garage / store to side rear and existing conservatory to rear. Single storey extension to rear and rear side

Following this grant of planning permission, a non-material amendment was submitted for the following changes (ref: ST/0222/20/NMA):

- *Increasing the width of the rear side extension,*
- *Constructing a pitched roof over the rear side extension, as opposed to the permitted flat roof.*
- *Enlarging the patio doors to the rear side extension*
- *Removing a rear door.*

This application was refused as the changes were considered to be material in that they would comprise works requiring planning permission; would have the potential to materially affect the residential amenities of neighbours; and would have the potential to disadvantage the interests of third parties who were informed of the original application.

This planning application has now been submitted to construct a single storey extension to the rear and side. This is an amendment to the previously approved scheme (ST/0861/19/HFUL) in that the originally proposed flat roof would now be pitched and tiled, and the rear extension would be increased in size.

Construction of the development has already started and therefore this application is now part retrospective.

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

1) **Neighbour responses**

   None received

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.

It should be noted that constructing the development as previously approved by application ref: ST/0861/19/HFUL would be a reasonable fall back position. The changes from that development consist of a pitched roof above the rear/side extension, and that the rear element of the extension has increased in width. The development has already commenced.

Design / visual amenity

Given the nature of the proposal, only the side extension element would be visible from the public domain. The pitched roof design would be in keeping with the host property and the surrounding area. The proposed materials including the render, roof tiles, and uPVC windows would match those on the existing dwelling.

The proposal, at its furthest point, extends approximately 11m beyond the original rear elevation, which significantly exceeds the guidance set out within SPD9 which outlines a rear extension of three metres as being generally acceptable on a semi-detached house. However it is appreciated the property already has several large extensions and benefits from a large curtilage. Furthermore, the previously approved scheme approved an extension of 11m projection, and although this extension is wider at the rear, this increase in size is not so great as to result in any significant further harm. The proposed side extension element measures less than half the width of the original property, in line with the guidance as set out within SPD9, and would be set back within the site and located towards the rear of the existing property.

In this regard 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, and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

To the northern boundary, the neighbouring property has a rear extension, and the proposed rear extension at the application site protrudes three metres beyond the rear elevation of this property. A reasonable outlook is therefore considered to be maintained from habitable room windows at this neighbour in this regard. Additionally, no side windows are proposed within the extension facing this neighbour. In this regard the impacts of the development in terms of residential amenity and privacy to 56 Lisle Road are considered acceptable.

To the southern boundary, the extension does not protrude beyond the position of the rear elevation of the existing garage (which has now been demolished). The development extends forward of the position of the existing garage to the side of the property, which would bring this part of the development closer to the southern neighbour.

A conservatory to this neighbour has glazing facing the application site, whilst another window also faces the application site from the neighbour. However it is appreciated these windows previously faced the existing garage and boundary wall at the application site, and the outlook from these windows would be unchanged as a result of the development. A further window is located within the original side elevation of this neighbour however this appears to be obscurely glazed. A new window is proposed within the original side elevation of the application property, however in this regard the impacts of the development in terms of residential amenity and privacy to 60 Lisle Road are considered acceptable.

In respect of overshadowing impacts, 56 Lisle Road is positioned north of the rear element of the extension. However that property is set off the boundary by 2.2m and given the staggered nature of the properties and position of existing extensions at this neighbour, any overshadowing to habitable room windows at this neighbour does not have a significant effect. Whilst the pitched roof is higher than the previously approved flat roof, it slopes away from the boundary and the increase in height is not so great as to result in any significant further harm. Likewise, any impact to the outdoor space in terms of overshadowing is considered limited given the extent of the extension and size of the neighbouring garden. No other properties are significantly affected in terms of overshadowing.

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).

Summary

In conclusion, and having had regard for the above, it is not considered that the proposal would result in a significant adverse impact upon the residential amenity of any neighbouring properties, or the visual amenity of the area. The proposal would therefore comply with all relevant local and national planning policy and the application is therefore recommended for approval.

Recommendation

Grant Permission Householder with Conditions

Conditions

1 The development shall be carried out in accordance with the approved plan(s) as detailed below

Dwg No. Sheet 1 Rev 1 Rev A01 received 27/04/2020
Dwg No. Sheet 2 Rev 1 Rev A01 received 27/04/2020
Dwg No. Sheet 3 Rev 1 Rev A01 received 27/04/2020

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.

2 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: Seán Gallagher
Signed:
Date: 15/07/2020

Authorised Signatory:
Date:

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