DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0400/20/HFUL
Proposal: Ground floor rear extension, extend garage forward to level with front porch, new roof to garage and front porch. (retrospective application)
Location: 206 Sunderland Road
South Shields
NE34 6AT

Site Visit Made: 08/07/2020

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 dwelling located on a corner plot on the western side of Sunderland Road. The neighbour to the north is a semi-detached dwelling and is attached to the application property (204 Sunderland Road). Beyond the rear gardens of these properties to the west are dwellings situated at The Leazes and North Avenue. To the south beyond the highway lies further properties at The Leazes and Sunderland Road, and to the east lies the highway and further dwellings at Sunderland Road.

The proposal seeks permission to erect a single storey rear extension, protruding 2.3 metres beyond the existing rear elevation in line with the existing rear offshot. The extension would have a flat roof design with two rooflights, and a maximum height of 3.4 metres. The garage is also proposed to be extended to the front in line with the existing front porch, along with a new roof to both the garage and the porch. This element would protrude approximately 0.8 metres forward of the existing garage, whilst the roof would measure 3.7 metres to the ridge and 2.6 metres to the eaves. The materials proposed, asides from GRP or fibreglass for the flat roof element and a brushed aluminium door, would match those on the host property. The development had been partly completed when the Planning Officer's site visit was undertaken and therefore the application is partly retrospective.

Publicity / Consultations (Expiry date 22/07/2020)

1) Neighbour responses

One letter of support has been received as follows:

204 Sunderland Road - We support this planning application. This property had been run down for a number of years and the changes being made are a vast improvement. They are in keeping with the rest of the area and we have no objection whatsoever.

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, all elements 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, asides from the materials for the rear flat roof extension being GRP or fibreglass, and aluminium doors. 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.

The subject property is positioned on a corner plot. The rear extension would measure less than three metres in length, in line with the guidance as set out within SPD9. The front extension would also measure less than 1.4 metres in line with the guidance as set out within SPD9, and a considerable front garden area would remain. It is not considered the street scene would be harmed as a result.

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 GRP or fibreglass roof and aluminium doors, and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

The rear extension would be positioned adjacent to the shared boundary with 204 Sunderland Road to the north at a slightly higher land level. This would measure 2.3 metres in length, under the three metre guidance as set out in SPD9. No openings would be located within the side elevation facing this neighbour. To the rear, openings would be located facing the garage gable elevation of 1 The Leazes at a distance of approximately three metres, at a slightly higher land level. There would be no adverse amenity or privacy implications to these neighbours.

The front extension would have minimal impact on any neighbouring property due to its size and positioning, with no additional windows or openings proposed to the gable elevation. No other properties would be adversely affected in terms of amenity or privacy.

In terms of overshadowing impacts, the front extension would have limited implications for neighbouring properties. Given the size and positioning of the rear extension, and the position of the existing properties, there would also be minimal impacts to neighbouring properties.

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).

Fallback position

The rear extension would be constructed within the guidelines of the Permitted Development parameters, and a development of the same size could be constructed without planning permission.

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

Drwg 1 - Rec 10/06/2020
Drwg 3 - Rec 10/06/2020
Drwg 4 - Rec 10/06/2020

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, asides from the GRP or fibreglass flat roof and aluminium doors. 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
Signed: N. Graham
Date: 03/08/2020

Authorised Signatory:
Date:

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