DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0446/20/HFUL
Proposal: Demolish existing rear conservatory and construct single storey rear kitchen/family room extension with white render/cedar cladding to walls and glazed lantern to flat roof.
Location: 49 Brandling Court
South Shields
NE34 8PA

Site Visit Made: 30/07/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

49 Brandling Court is a detached property located within a well-established residential area in South Shields. It has gardens to the front and rear; and has previously been extended through the addition of a conservatory to its rear elevation.

Planning permission is sought for the construction of a new single storey rear extension. The extension would require the removal of the existing conservatory, while the facing materials of the development would match those of the existing property.

Publicity / Consultations (Expiry date 29/07/2020)

1) **Neighbour responses**

None received

2) **Other Consultee responses**

None

Assessment

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 and Impact on Visual Amenity

Policy DM1 (A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

Taking into account the footprint of the existing dwelling, including the footprint of the conservatory to be removed, and size of the rear garden, the extension would appear as a subordinate addition and would

not result in the overdevelopment of the site. Its position within the rear garden and (height of the existing boundary fence) would also largely restrict its visibility when viewed from the public road.

The facing materials and architectural style of the single storey rear extension would be of a more contemporary design than that of the host dwelling; and would include the use of white render (to match the colour of the render to the front elevation) and cedar cladding to the elevations of the extension. However, based on the subordinate size of the enlargement and its position to the rear of the property, it is considered that this design approach can be accommodated without detriment to the character and appearance of the dwelling or surrounding street scene.

For these reasons, it is judged that the development would convey appropriate consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The single storey rear extension would have a projection of 3.5 metres from the original rear wall of the dwelling and a roof height of 2.9 metres (excluding roof lantern). It would be set back 2.1 metres from the shared boundary of the site with the adjacent property of 48 Brandling Court. Based on the maximum height and projection of the proposed extension and its position in relation to the neighbour, the development would not result in an unacceptable impact on the residential amenity of the occupiers of no. 48 in relation to loss of outlook, over-dominance or overshadowing. No windows are proposed to the side elevation of the extension facing the neighbour.

There is no property to the other side of the site which could be impacted by the development. The extension would retain a distance of 11.7 metres to the rear garden boundary of the site; and would not result in any harm to any of the dwellings to the rear through loss of outlook or overshadowing. The existing 2.4 -metre-high fence along the boundary would prevent any loss of privacy.

For these reasons, it is not considered that the development would result in material harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) as well as the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 ‘Householder Developments’, and the requirements of the NPPF.

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 Number 1 received on 17/06/2020
-Site/Roof Plan Proposed received on 17/06/2020
-Drawing Number 0755/7258/422 received on 17/06/2020

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 as stated on the approved plan 'Drawing Number 1' received on 17/06/2020. 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

3 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

Case officer: Josh Kenolty
Date: 03/08/2020

Authorised Signatory:
Date:

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