DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0449/20/HFUL
Proposal: Demolition of existing prefabricated garage and conservatory with formation of new solid roof extension in place of conservatory
Location: 169 Harton House Road
South Shields
NE34 6EA

Site Visit Made: 28/08/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

2 SPD9 - Householder Developments

Description of the site and of the proposals

169 Harton House Road is a semi-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. The property also benefits from a driveway and detached garage to its side 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 and detached garage. The facing materials of the development would match those of the existing property.

Publicity / Consultations (Expiry date 08/09/2020)

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;
- Impact on residential amenity; and
- Highway capacity and road safety

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.

The facing materials and architectural detailing of the extension would match the design of the host dwelling, conserving the character of the property. Its position within the rear garden would also largely restrict its visibility when viewed from the public road. Taking into account the footprint of the existing building, including the conservatory and detached garaged to be demolished, and size of the rear garden; the extension would appear as a subordinate addition and would not result in the overdevelopment of the site.

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 proposed single storey rear extension would replace the existing conservatory to the rear of the dwelling, which has a 3 metre projection from the rear wall of the dwelling. The new extension would also have a projection of 3 metres from the original rear wall of the dwelling (albeit with a more solid design) and a roof height of 3.3 metres. It would be set back 0.2 metres from the shared boundary of the site with the adjacent property of 167 Harton House Road. A 1.8-metre-high fence runs along the boundary between the two dwellings.

Based on the maximum height and projection of the proposed extension and its position in relation to the neighbour, as well as the size of the conservatory to be replaced, the development would not result in an unacceptable impact on the residential amenity of the occupiers of no. 167 in relation to loss of outlook, over-dominance or overshadowing. No windows are proposed to the side elevation of the extension facing the neighbour.

To the other side of the site, the extension would be set back 0.9 metres from the shared boundary with the neighbouring property of 171 Harton House Road, replacing the existing detached garage currently sited along this boundary. The neighbour benefits from a similarly sized single storey rear extension (to that proposed at no. 169), with a blank side elevation facing the application site. Considering the scale and position of the proposed extension, as well as the existing site circumstances, the development would not result in an unacceptable impact on the residential amenity of the occupiers of no. 171 in relation to loss of outlook, over-dominance or overshadowing. No windows are proposed to the side elevation of the extension facing the neighbour.

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.

Highway capacity and safety

Although the development would include the removal of the existing detached garage at the property, a driveway length of over 7.6 metres would be retained for parking, as well as sufficient space for the in-curtilage storage of bins. No change in access off Harton House Road is proposed. Taking this into account, it is therefore judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), 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 001 Existing and Proposed Plans and Elevations received on 24/06/2020
-Drawing Number 002 Existing and Proposed Site Plan received on 22/07/2020

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: Josh Kenolty
Date: 10/09/2020

Authorised Signatory:
Date: