DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0501/20/HFUL
Proposal: Two storey extension (over existing garage) at side of house to provide a new bedroom, bath en-suite and walk in wardrobe at first floor.
Single storey extension at rear of house to provide an enlarged kitchen and utility and a lounge/dining area.
Single storey canopy at house frontage.
Location: 181 Beaconside
South Shields
NE34 7PT

Site Visit Made: 12/08/2020

Relevant policies/SPDs

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

2 SPD9 - Householder Developments

Description of the site and of the proposals

181 Beaconside is a detached property located within a modern housing estate in South Shields with a mix of detached and semi-detached dwellings. The dwelling has gardens to the front and rear; and a driveway to its front. The dwelling faces the White Horse Inn site to its rear, with vacant land positioned to its side (south) elevation. 183 Beaconside is positioned to its side (north) elevation. 179 Beaconside is sited to its front elevation, separated by the public road; and positioned at a perpendicular angle to the application property.

Planning permission is sought to construct a two-storey side extension above the existing garage, a single storey extension to the rear elevation; and a new front canopy.

Publicity / Consultations (Expiry date 07/08/2020)

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 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.

Supplementary Planning Document (SPD) 9 'Householder Developments' states that two-storey side extensions on high-density detached dwellings should retain a minimum 1 metre gap between the extension and the side boundary, provide a 1 metre set-back between the front wall of the extension and the main front wall of the house, and provide a significantly lower ridge line. In addition, side extensions should not normally be more than 3 metres in width or be more than half the width of the original dwelling frontage, whichever is greater. However, it further states that this guidance takes into account site-specific circumstances. SPD 9 makes clear that in some cases the above guidance may be relaxed if two or more of the following criteria exist:

- there is a marked stagger in the building line between the dwelling and the affected neighbour; the dwelling to be extended is of a substantially different type, scale and massing to the adjacent dwelling;
- the adjacent property is incapable of being extended in the same direction; and
- there is a significant difference in ground levels between the dwellings to be extended and the affected neighbour.

The proposed two storey side extension would be constructed above the footprint of the original garage to the side of no. 181, which has a set-back of 1m from the shared boundary with no. 183. The extension would retain this set-back but would now extend the full depth of the host dwelling; and would be constructed flush with the main front wall of the property.

The host dwelling is located to the rear of a cul-de-sac and is not located in a prominent position within the housing estate. There is a mixture of detached and semi-detached properties within the surrounding street scene, a number of which have two storey and first floor side extensions. Of particular relevance is permission being granted in 2019 (reference: ST/0373/19/HFUL) for a two storey side extension at 137 Beaconside (which is the same house type to the application property) that would be flush with the main wall of the dwelling, while also being of a matching width to the extension now proposed at no. 181.

The neighbouring property of 183 Beaconside is detached and of a smaller/ different house type and massing to that of the applicant property. The layout and position of no. 183 means that it would not capable of being extended in the same direction and manner. Additionally, there is a stagger in the building line, with the proposed two storey extension to be positioned behind the two-storey gable projection at no. 183 by 2.8 metres. There is also a slight change in land levels between the two properties, although this is not significant.

The extension would meet two of the outlined criteria in SPD 9 which would justify the relaxation of the requirement to provide a set-back from the main frontage of the property. Having regard to the design, scale and width of the proposed extension, as well as the site circumstances, it is judged that the visual impact of the proposal on the dwelling and its immediate neighbourhood would be acceptable; and would not result in the creation of a visual 'terracing effect' within the street scene.

The canopy extension to the front of the dwelling would extend along the frontage of the dwelling from the existing porch/ garage; and would not project beyond the 1.4 metres as normally recommended by Supplementary Planning Document 9; and would appear as a subordinate addition to the property.

The single storey element of the extension to the rear of the property would have a projection of 4.5 metres from the original rear wall. Taking into the footprint of the original house and the size of the rear garden, it would be subordinate in scale to the host dwelling, while its position to the rear of the property would greatly limit its visibility when viewed from the public road.

The facing materials and architectural detailing of the extensions would match the design of the host dwelling, except for the use of anthracite powder coated aluminium for the windows and doors, conserving the character of the property and surrounding built environment. The use of anthracite coloured aluminium for windows/ doors (while generally retaining the existing style of opening) is not considered to result in a detrimental impact on visual amenity, when compared to the existing white upvc frames.

For these reasons, it is judged that the development would convey sensitive 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 side extension (comprising both two storey and single storey elements) would retain a setback of 1 metre from the side boundary of the site with the neighbouring property of 183 Beaconside (which also has a corresponding set-back). The neighbour also benefits from an existing conservatory to their rear elevation, with no habitable room windows to its side elevation directly facing the application property. The main rear outlook of no. 183 would be unaffected by the proposed development

Based on the rear window layout at the neighbour, as well as the separation distance to the proposed extension, it is not judged that the enlargement to the side and rear of the host dwelling would result in the creation of an overly dominant feature when viewed from any habitable room at no 183; and would not result in the significant overshadowing of the neighbour.

As highlighted, there are no residential dwellings to the rear or other side of the site with the potential to be impacted by the development. The two-storey side extension would retain a separation distance of approximately 16.4 metres to the side elevation of 179 Beaconside to the front of the application property.

Taking into account the projection and position of the front canopy, it is not considered that it would cause harm to the amenity of any neighbouring dwelling.

Based on the proposed window layout to the rear and side extension, as well as the position of the nearest neighbouring properties, it is not judged that the development would introduce the unacceptable overlooking of any habitable room window; and would maintain existing privacy standards within the surrounding estate.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD 9, and 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

The development would retain the existing garage and driveway for off-street parking to serve the property. 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

-Sheet 2 Proposed Ground Floor Plan received on 23/06/2020
-Sheet 3 Proposed First Floor Plan received on 23/06/2020
-Sheet 4 Proposed Front Elevation received on 23/06/2020
-Sheet 5 Proposed Side Elevations received on 23/06/2020
-Sheet 6 Proposed Site / Roof Plan received on 23/06/2020

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 specified on the approved plan 'Sheet 3 Proposed First Floor Plan' received on 23/06/2020. 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

Case officer: Joshua Kenolty
Date: 14/08/2020

Authorised Signatory:
Date:

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