DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0579/20/HFUL
Proposal: Rear and side single-storey extensions to dwelling house to provide an enlarged kitchen and lounge/diner at rear, a utility and w.c/shower room at the side.
Location: 151 Harton Lane
South Shields
NE34 0PW

Site Visit Made: 20/10/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a northwest facing semi detached property in South Shields. The property has a driveway to its northeastern side leading to a rear garden. To the rear elevation the property has an existing conservatory set adjacent to an existing rear extension.

This application seeks full planning permission to construct a single storey side and rear wrap around extension. The existing conservatory and rear extension would be demolished.

Publicity / Consultations (Expiry date 08/10/2020)

1) **Neighbour responses - None**

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 considerations are the impacts the development will have on visual and residential amenity.

LDF Policy DM1 seeks to preserve residential and visual amenity. SPD9 sets out guidance for householder developments and states that single storey extensions should not normally have a width greater than half the width of the existing property and that reasonable levels of privacy to neighbouring properties should be maintained. With regard to single storey rear extensions, SPD9 states that those that would extend beyond the rear wall of the original dwelling house by up to 3 metres in respect of semi-detached or terraced houses will generally be acceptable.

The proposed extension would be set 0.4m from the site's southwestern boundary with No. 153 Harton Lane and would project 3.7m from the host property's main rear elevation. This projection would be in excess of the distance as set out in SPD9. However, the existing conservatory (which would be demolished) is set 0.2m from the boundary and projects 3.5m prior to chamfering in for a further 0.7m projection. Given the presence of the existing conservatory, given that the proposed extension would

only have 0.2m further projection along the boundary than the existing conservatory, and given that the proposed extension would be set 0.2m further away from No. 153 than the conservatory, it is not considered that there would be any significant further harm to the residential amenity of No. 153 as a result of the proposal, particularly in terms of loss of outlook, overshadowing or overdominance. The proposed extension would have no windows in the side elevation facing No. 153 and so there would be no significant loss of privacy to No. 153. Indeed as the existing conservatory has windows facing the boundary the proposal would represent an increase in privacy to No. 153.

The proposed extension would be set 0.3m from the site's northeastern boundary with No. 149 Harton Lane. That property has a driveway of 2m width between itself and the boundary. No. 149 also has a single storey rear extension of 3.7m projection which is set 2m from the boundary. The proposed extension would not project beyond the rear building line of that extension. Consequently there would be no significant loss of outlook, overshadowing or overdominance to the windows in the rear elevation of No. 149.

No. 149 has a window at ground floor level in its southwestern gable elevation which appears to serve a kitchen. This window currently is set 2m from a 1.75m closed board timber fence which forms the boundary between the two properties. The proposed side extension's northeastern elevation would be 2.6m high, 0.85m higher, and would be 0.3m behind the fence. The extension's roof would be hipped away from the boundary. Whilst some outlook would be lost from this kitchen window as a result of the proposal, it is not considered that the impact would be to such an extent to warrant refusal. Given the presence of the host property, that kitchen window is predominantly overshadowed as existing and so the proposed extension would not result in a significant further level of overshadowing to that window. There would be no window in the northeastern side elevation of the proposal and so there would be no significant loss of privacy to No. 149.

Given this, and given the distance between the proposed extension and No. 149 it is not considered that there would be a significant level of harm to the residential amenity of that property particularly in terms of overdominance, loss of outlook, or overshadowing.

In terms of design the proposed side extension would be less than half the width of the host property and so would comply with SPD9 in this regard. Whilst the projection of the rear extension would not comply with SPD9, it would be acceptable for the reasons outlined above. The hipped roof design would reflect the roof shape of the host property and would be acceptable. In conclusion the proposal would not lead to a significant level of harm to the visual amenity of the area.

Summary

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, or the visual amenity of the area. Consequently the proposal would comply with all relevant local and national planning policy; the application is therefore recommended for approval.

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 received 13/07/2020
Sheet 3 received 13/07/2020
Sheet 4 received 13/07/2020
Sheet 5 received 13/07/2020

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: Seán Gallagher
Signed:
Date: 28/10/2020

Authorised Signatory:
Date:

«END»