DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0591/20/HFUL
Proposal: Single storey rear extension with mono pitch roof.
Location: 57 West Avenue
South Shields
NE34 6BQ

Site Visit Made: 02/09/2020

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 an east facing semi detached property in the established residential area of South Shields. The property has a moderately sized rear garden and there is a single storey offshoot to the southern end of the rear elevation. There is also a single storey hipped roof extension to the southern side and also projecting slightly to the rear.

This application seeks to erect a single storey rear extension between the existing rear offshoot and the site's northern boundary. The extension would project a maximum of 4m beyond the main rear elevation of the host property. Amended plans were received on 07/09/2020 to show a chamfered corner to the northwestern corner (as opposed to a square corner as originally proposed) following officer concern regarding the impact on the adjacent residential property.

Having regard to the Council's SCI, neighbouring properties were not notified of the change for it made the development smaller and therefore could not materially have a greater impact compared to what they were originally notified of.

Publicity / Consultations (Expiry date 01/09/2020)

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 rear extensions 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 proposal has been amended and reduced in projection along the boundary following officer concern regarding the impact upon No. 59 West Avenue. The proposed development would project 3m along the

site's northern boundary with No. 59 West Avenue. After 3m, it would step in at an angle of 45 degrees for a further metre projection. No. 59 has a window and patio door in close proximity to the boundary. It is noted that a 3m projection rear extension could be constructed along the boundary under permitted development rights, which would be a reasonable fall back position, and that this proposed extension would have a similar impact upon No. 59's residential amenity as that fall back position.

Whilst the proposal would lead to some overshadowing, loss of outlook and overdominance to that patio window of No. 59, given the limited projection of the proposed extension along the boundary, and the large size of the window, it is not considered that there would be such a significant level of harm to warrant refusal.

The extension would be predominantly screened from No. 55 West Avenue to the south by the existing side/rear extension and so there would be no significant harm to the residential amenity of that property.

The proposed development would have no windows in the side elevations and so there would be no significant loss of privacy to Nos. 55 or 59 West Avenue.

In terms of design, the extension would not be highly visible from the public domain but nonetheless, its pitched roof design would be acceptable.

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

57/WA/01 Rev 1 received 07/09/2020
57/WA/03 Rev 1 received 07/09/2020

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: 14/09/2020

Authorised Signatory: *Christina Snowdon*

Date: 15/09/2020

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