DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0632/20/HFUL
Proposal: Single storey rear sun lounge extension with flat roof/rooflight
Location: 9 Grasmere Gardens
South Shields
NE34 0DZ

Site Visit Made: 24/09/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a semi-detached dwelling located on the eastern side of Grasmere Gardens, in the Harton area of South Shields. The neighbour to the north is a semi-detached dwelling (11 Grasmere Gardens) and attached to the application property. The neighbour to the south is a semi-detached dwelling (7 Grasmere Gardens). To the west of these properties beyond their rear gardens are properties at Rydal Gardens. To the east of these properties is the highway and further properties at Grasmere Gardens.

The proposal seeks permission to erect a single storey rear extension, protruding a maximum of three metres from the rear of the original property, flat roof in design and a maximum height of three metres including the rooflight. Excluding the dark grey fibre glass roof, the materials proposed would also match those on the original property.

Publicity / Consultations (Expiry date 25/09/2020)

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 issues relevant to the determination of this application are the:

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity.

Design / visual amenity

Given the nature of the proposal, the development would be limited in terms of views from the public domain. The proposed materials, excluding the dark grey fibre glass roof, would match those on the existing dwelling, whilst it is considered that the whole proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of

its design and also local visual amenity. The development would protrude three metres from the rear elevation, in line with the guidance as set out in SPD9.

A condition is suggested with regards to the materials of the proposed extension, except the dark grey fibre glass roof, being of a similar appearance to those used in the host dwelling and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

The proposal would not harm the amenities of the neighbours to the east or west due to the level of spacing between the development and those neighbours. In terms of the neighbour to the south (7 Grasmere Gardens), the development is proposed in line with a single storey rear extension at this property, which has no windows or openings facing the application site. As such no adverse amenity, privacy or overshadowing impacts would occur to this property.

In terms of the neighbour to the north (11 Grasmere Gardens), the development would be set 4.4 metres from this boundary and have a window facing a conservatory at this property. The conservatory appears to have an obscurely glazed elevation facing the application property whilst a two metre high fence is also located to the boundary. As such it is not considered any adverse amenity, privacy or overshadowing impacts would occur to this property.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

Fallback position

It is noted if the proposal was constructed in materials matching those on the original dwelling house this would meet the criteria of Permitted Development and as such the proposal would not have required planning permission.

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

Proposed Site/Roof Plan Rec 03/08/2020
Drg No 0796/3612/285 Rec 03/08/2020

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, asides from the dark grey fibreglass roof. 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 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at: https://www.gov.uk/party-wall-etc-act-1996-guidance

Case officer: Nick Graham
Signed: N. Graham
Date: 28/09/2020

Authorised Signatory:
Date:

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