DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0653/20/HFUL
Proposal: Demolish existing kitchen offshoot and construct single storey side and rear shower room, kitchen and dining room extension with 3 no. rooflights.
Location: 3 Grasmere Gardens
South Shields
NE34 0DZ

Site Visit Made: 30/09/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A, B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to an east facing semi detached dwellinghouse in South Shields. To the rear there is a moderately sized garden with a paved driveway to the northern side leading to a detached garage within the rear garden. To the rear there is a two storey/single storey offshoot.

This application seeks full planning permission to construct a single storey wrap around rear and side extension. The existing garage would be demolished. The existing single storey part of the offshoot would be demolished. The extension would wrap around the rear of the two storey part of the offshoot.

Publicity / Consultations (Expiry date: 28/09/2020)

1) **Neighbour responses – none received**

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, with regard to single storey side extensions, they should not normally have a width greater than half the width of the existing property. With regard to rear extensions, SPD9 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 proposed extension would be set 50mm from the boundary with No 1 Grasmere Gardens to the south. It would project 3m from the main rear elevation of the host property. This would comply with SPD9. No. 1 has a bay window set in close proximity to the boundary in its rear elevation. However, given the limited projection of the proposal and also the orientation of the two dwellings, it is not considered that the proposal would result in such a significant level of harm to No. 1 to warrant refusal, particularly in terms of overshadowing, loss of outlook and overdominance. There would be no windows in the southern elevation of the proposal and so there would be no significant loss of privacy to No. 1.

The proposed extension would be set 0.9m from the boundary with No. 5 Grasmere Gardens to the north. That property has a driveway between itself and the boundary and the property is set 2.5m from the boundary (and therefore would be 3.4m from the proposed extension). The rear element of the extension would not project beyond the rear building line of No. 5 and the side element would not project beyond the front building line of No. 5. Having regard for this and also the distance from the proposed extension to No. 5, it is not considered that there would be a significant level of harm to the residential amenity of that property in terms of overshadowing, loss of outlook and overdominance. Whilst there is a window at ground floor level in the side elevation of No. 5 which would directly face the side extension, this window is obscurely glazed and given the distance between that window and the extension, there would be no significant loss of outlook. There would be no windows in the northern side elevation of the proposal facing towards No. 5 and so there would be no significant loss of privacy to that property.

The proposed development's pitched roof design would be in keeping with that of the host property and surrounding properties and therefore would not result in any significant harm to the visual amenity of the area.

A driveway length of 8.1m would remain following the construction of the side extension and so sufficient space would remain to park cars within the curtilage of the property.

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

Drg No. 1 received 05/08/2020
Drg No. 0795/7502/168 received 05/08/2020
"Site/Roof Plan Proposed" received 05/08/2020

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. 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: 30/09/2020

Authorised Signatory:
Date: