DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0689/20/HFUL
Proposal: Ground floor side extension
Location: 161 King George Road, South Shields, NE34 0EU

Site Visit Made: 15/10/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A, B & G)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for the construction of a single storey extension to the side of the dwelling at 161 King George Road in South Shields.

Application details state that the proposal would be constructed with brick walls, roof tiles, and window frames all to match the corresponding materials of the existing dwelling. All dimensions of the proposal can be scaled from submitted drawings.

Publicity / Consultation

Neighbour notification expiry date 26/10/2020
Consultation expiry date 28/10/2020

1) Neighbour responses

None received

2) Other Consultee responses

Traffic and Road Safety Team (the local highways authority)

No objections – any works on the access crossing should be undertaken by South Tyneside Council's Construction Team

Assessment

The main issues relevant to the determination of this application are:

- Design and visual impact
- Impact on residential amenity
- Impact on highway safety

Design and visual impact

The proposal would be visible from the public domain. However it would be only marginally wider than half the width of the original dwelling, and it would be only single storey. It would also only project forward by 1.2 beyond the main front wall of the dwelling, the same distance as the existing front porch.

Given the single storey nature of the proposal, and the existing built form, it is considered that it would be of an acceptable scale and design. It would also be constructed in acceptable materials which would be to match those of the existing dwelling as closely as possible. A condition is recommended to control

that the proposal be constructed in the materials as specified in the application. Subject to compliance with this recommended condition it is considered that the proposal would be in keeping with the existing built form, and so would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials. It would therefore accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A), and the associated Supplementary Planning Document (SPD) 9 'Householder Developments' in relation to design and visual impact.

Impact on residential amenity

The proposal would build nearest to the common boundary shared with 159 King George Road. This neighbouring dwelling has an attached garage positioned closest to the common boundary shared with the application site. The rear boundary treatment between the application site and 159 King George Road is not a solid 1.8 metre high wall or fence.

Given the nature of the proposal and the existing built form (including separation distances between the proposal and nearest habitable room windows within 159 King George Road), it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of 159 King George Road in relation to outlook and over dominance, or overshadowing.

The proposal would include two windows facing 159 King George Road. The proposed en-suite window would be positioned close to the common boundary but would face a blank wall (of a garage). However the proposed side kitchen window would be positioned close to the common boundary shared with 159 King George Road, and due to the fact that the boundary treatment along the common boundary is not solid and 1.8 metres in height, it is considered that this window could cause some overlooking of outdoor space. The applicant was made aware of this and has agreed to include obscure glass in this window. The submitted drawing was subsequently amended to stat this. It is recommended that a condition be attached to any planning permission to require the side kitchen window to be obscure glazed. Due to the proximity of the proposal to the common boundary, and given the existing boundary treatment, it is also recommended that a condition be attached to any planning permission to ensure that no window openings are inserted in the side elevation of the extension facing 159 King George Road, in the part that projects beyond the main rear wall of the dwelling. Subject to the compliance with these conditions it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of 159 King George Road in relation to privacy.

Given the minor nature of the proposal and separation distances, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of any other neighbouring properties in relation to privacy, outlook and over dominance, or overshadowing.

It is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (B), and the associated SPD9 in relation to residential amenity.

Impact on highway safety

The proposal includes new wider hardstanding driveway (constructed in permeable materials) across the front curtilage of the dwelling and alterations the boundary treatment to create a wider opening. This work on its own is able to benefit from permitted development.

The Council's Traffic and Road Safety Team (the local highway authority) have raised no objections to the proposal. They have advised that if there are any works proposed to the access crossing that this should be undertaken by South Tyneside Council's Construction Team.

The distance between the front of the proposed side extension (including the bay window) and the adopted highway would be only 4.4 metres. If the applicant did not widen the existing hardstanding driveway and opening in the boundary treatment, the proposed side extension would result in an area of

hardstanding that would not be long enough to accommodate a car, and which would be sub-standard in terms of the guidance within SPD9 (it would be less than five metres). If a car was parked on this reduced area of hardstanding it could cause an obstruction to the highway (unless it was a smaller vehicle such as a smart car or a motorbike/scooter). This could cause a highway safety concern for pedestrians using the public footpath to the front of the application site. However as part of the proposal a wider hardstanding driveway would be constructed across the whole front curtilage of the property. This is not shown clearly on submitted drawings but has been confirmed verbally by the applicant. A wider opening in the boundary treatment would also be created. The proposal would therefore result in the dwelling retaining adequate space to park a car, provided that this work is undertaken. It is therefore recommended that a condition be attached to any planning permission to ensure that this work is undertaken prior to the first occupation of the extension. The applicant was verbally made aware of the specific wording of the condition (requiring the hardstanding driveway to be positioned across the whole front curtilage between the principal elevation of the dwellinghouse and the highway) and they raised no objections.

This planning application is not seeking planning permission to make alterations to the existing vehicle access crossing off King George Road which is a classified road. Planning permission would be required to make alterations to this existing vehicle access crossing. It is recommended that an informative be attached to any planning permission to advise that any alterations to the existing vehicle access crossing off King George Road would require planning permission; and that as advised by the Council's Traffic and Road Safety Team any such works should also be undertaken by the Council's Construction Team.

Subject to the recommended condition it is considered that the proposal would have no unacceptable impacts on highway safety, and so it would accord with adopted South Tyneside LDF Development Management Policy DM1 (G).

Summary

For the reasons articulated above, subject to the recommended conditions it is considered that the proposal would accord with development plan policy, and so is an acceptable form of development.

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

- Proposed Site Plan received 25/09/2020
- Drawing titled 'Proposed Ground Floor Extension' Revision 1 received 12/11/2020

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.

4 Prior to the first occupation of the extension hereby permitted, the kitchen window of the extension facing the common boundary with 159 King George Road shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The form of windows and obscure glazing shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with adopted South Tyneside LDF Development Management Policy DM1.

5 Notwithstanding the provisions of the Article 3 and Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no windows or openings other than those shown on the approved plans shall be inserted in the side elevation of the extension facing 159 King George Road, hereby approved, in the part projecting beyond the main rear wall of the dwelling, without an application for planning permission having first been made to and approved in writing by the local planning authority.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with South Tyneside LDF Development Management Policy DM1.

6 Prior to the first occupation of the extension hereby permitted, a permeable hardstanding driveway shall be installed / constructed on the whole curtilage between the principal elevation of the dwellinghouse (to the front of the existing dwellinghouse and extension hereby permitted) and the adopted highway, and a wider opening shall be created in the boundary treatment, as illustrated / detailed on the Drawing titled 'Proposed Ground Floor Extension' Revision 1 received 12/11/2020. The hardstanding driveway and wider opening in boundary treatment shall be retained thereafter.

To ensure a satisfactory standard of development and in the interests of pedestrian highway safety 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 The applicant is advised that any alterations to the existing vehicle access crossing off King George Road would require planning permission; and any such works should also be undertaken by the Council's Construction Team.

Case officer: David Rogerson

Signed: *David Rogerson*

Date: 02/12/2020

Authorised Signatory:
Date: