DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0700/20/HFUL
Proposal: Single storey front, side and rear extension - lounge, entrance canopy, w.c. and sun lounge with rooflight.
Location: 22 West Drive
Cleadon
SR6 7SL

Site Visit Made: 28/09/2020

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 single storey extensions to the front, side and rear of 22 West Drive in Cleadon. The proposal would provide the dwelling with a larger lounge, a WC, a sun lounge and an entrance canopy.

Application details state that the proposal would be constructed with brick walls, a tiled roof, and white UPVC fascias / frames all to match those of the existing dwelling as closely as possible. All dimensions of the proposal can be scaled from submitted drawings.

Publicity / Consultations (Expiry date 15/10/2020)

1) Neighbour responses

None received

2) Other Consultee responses

N/A

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 proposed front extension, front entrance canopy and side extension would be visible from the front street scene. However the proposed front extension would only project 1.35 metres beyond the existing front wall (excepting the eaves overhang), and the proposed entrance canopy would project even less. The proposed side extension would only project 1.125 beyond the existing side wall (excepting the eaves overhang).

Given the minor nature of the overall proposal (including the rear extension) and the existing built form, it is considered that it would be of an acceptable scale and design. It would be subordinate in appearance and it would 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 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 LDF Development Management Policy DM1 (A), and the associated SPD9 in relation to design and visual impact.

Impact on residential amenity

The proposed front and rear extensions would build closest to the common boundary shared with 24 West Drive. However the proposed front extension would only project 1.35 metres and would not include any side windows facing 24 West Drive. The proposed rear extension would only project 3.2 metres (and so only marginally over permitted development projection limitations), and would not include any side windows facing 24 West Drive.

Given the minor nature of the proposal including minimal projection distances, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of 24 West Drive in relation to privacy, outlook and over dominance, or overshadowing. The fact that the proposed rear extension would project 0.2 metres over permitted development projection limitations would not be materially harmful to warrant refusal of the application.

The proposed side extension would build closest to the common boundary shared with 20 West Drive. The proposed front and rear extensions would be set well back from the common boundary shared with 20 West Drive. This neighbouring dwelling has a side extension of a similar design as the utility extension to the side of the application dwelling. Given the minor nature of the proposed side extension, separation distances, and the existing built form, it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of 20 West Drive in relation to privacy, outlook and over dominance, or overshadowing.

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 would have no impacts on the length of the existing driveway. It would therefore have no 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, the proposal would accord with development plan policy, and so it is considered to be 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 / Roof Plan received 26/08/2020
- Drawing No. 0786/6707/023 received 26/08/2020
- Drawing No. 1 received 26/08/2020

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: David Rogerson

Signed: *David Rogerson*

Date: 19/10/2020

Authorised Signatory:
Date: