DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0734/20/VC
Proposal: Internal remodelling and extension of existing bungalow (new extension will provide new bedroom, stairway and garage to ground floor with a bedroom, landing and bathroom to first floor). Variation of Condition no. 2 of the previous permission ref: ST/0502/19/HFUL to enable the front dining/lounge bay window to be enlarged, and to add pitched roof element to front and amendments to cladding
Location: 16 Prince of Wales Close
South Shields
NE34 6QT

Site Visit Made: 30/10/2020

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 a south facing semi detached single storey bungalow in the established residential area of South Shields. The property has a pitched roof and to its western elevation there is a flat roof single storey kitchen extension. There is also a single storey flat roof attached garage to the western elevation which is attached to a flat roof porch and front projection.

Planning permission ref : ST/0502/19/HFUL was granted on 23/08/2019 for the following works:

> *"Internal remodelling and extension of existing bungalow (new extension will provide new bedroom, stairway and garage to ground floor with a bedroom, landing and bathroom to first floor)"*

That permission was subject to three conditions: (1) referred to a time limit of 3 years; (2) set out the approved plans, and; (3) set out the proposed materials.

Construction works have already commenced and this application has been submitted to vary the design of the proposed development by way of varying condition 2 of the previously approved scheme.
The proposed changes consist of enlarging the front bay window, adding a pitched roof element to the front by extending the front of the main roof downwards, and amending the cladding.

Amended plans were received on 22/10/2020 and neighbouring properties were renotified for 14 days.

Publicity / Consultations (Expiry date 10/11/2020)

1) **Neighbour responses – None**
2) **Other Consultee responses - None**

Assessment

The main issue when assessing this application is whether the proposed amendments would result in significant further material harm to residential and visual amenity, over and above that experienced as a result of the previously permitted development. The remaining elements of the previously approved

scheme are unaffected by the current application in terms of the council's development plan policies, in particular the LDF Policy DM1 and the associated SPD9 documents, and in terms of the material planning considerations that were given weighting during the decision making process which led to the approval of the application subject to the schedule of planning conditions.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

LDF Policy DM1 seeks to reserve residential and visual amenity. Supplementary Planning Document 9 sets out guidance on householder developments.

The proposed changes to the roof would consist of extending the existing main pitched roof for an additional 1m horizontal distance above the flat roof garage. The proposed changes to the roof slope would not compromise the design of the overall dwelling. Given the small scale of this change in relation to the overall development it is not considered that this enlargement would have a significant adverse impact upon the residential amenity of any neighbouring properties, or upon the visual amenity of the area over and above the scheme as already approved.

The proposed changes to the bay window to the front elevation consist of extending it (beyond that as previously approved) so that its front elevation would be flush with the front elevation of the porch. The bay window would project an additional 0.87m beyond that as originally approved. The porch would be set 2.8m from the site's boundary with the neighbouring property, No. 15 Prince of Wales Close (no change than as already approved). It is not considered that this enlargement would have a significant adverse impact upon the residential amenity of any neighbouring properties or upon the visual amenity of the area over and above the scheme as already approved.

The approved scheme proposed to clad the building in upvc. The proposed changes to the cladding consist of partially cladding the building in "Cedral C15 Grey" cladding, which is a grey coloured wood effect cladding. There would be two sections of cladding to the rear elevation, one section to the side elevation, and the main front elevation and the top portion of the bay window/porch would be clad. The remaining parts of the elevations would be finished in brickwork as per the existing dwelling. Full details of locations can be found on drawing no. AL(0)005 Rev G received 22/10/2020. It is considered that the proposed changes to the cladding would not result in any significant further harm to the residential amenity of any neighbouring properties, or to the visual amenity of the area.

Application ref ST/0502/19/HFUL was permitted subject to 3no conditions. Condition 1 set a time limit for the start of the development of 3 years from 23/08/2022. As the development has commenced, it is not considered necessary to repeat this condition. Condition 2 set out the plans to which the development should accord and is the subject of this application. A new condition is recommended to replace this condition which reflects the amended plans. Condition 3 set out that the external surfaces of the development should be as specified on the approved drawing. It is recommended that this condition is amended to reflect the revised drawings the subject of this application.

In conclusion it is considered that the proposed changes would not result in any significant further harm to the residential amenity of any neighbouring properties, or to the visual amenity of the area. It is therefore considered that the proposal accords with all relevant local and national planning policy and the application is therefore recommended for approval.

Recommendation

Grant Permission with Conditions

Conditions

1 The development shall be carried out in accordance with the approved plan(s) as detailed below

Dwg No. AL(0)004 Rev G received 02/09/2020
Dwg No. AL(0)005 Rev G received 22/10/2020
Dwg No. AL(0)006 Rev E received 02/09/2020
Dwg No. AL(0)007 Rev G received 22/10/2020

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.

2 The external facing materials to be used to carry out the development hereby permitted shall be as set out on the plans as listed in condition 1, 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 Development Management Policy DM1 of the South Tyneside Local Development Framework.

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: 17/11/2020

Authorised Signatory:
Date:

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