DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0769/20/HFUL
Proposal: Single storey rear extension and bay window front extension with front roof canopy.
Location: 48 Brandling Court
South Shields
NE34 8PA

Site Visit Made: 26/10/2020

Relevant policies/SPDs

1 DM1(A and B) - Management of Development

2 SPD9 - Householder Developments

Description of the site and of the proposals

This planning application is for a single storey rear extension and a bay window front extension with front roof canopy at 48 Brandling Court, South Shields.

The application form states that the development would be constructed with bricks, tiles and UPVC windows and doors. All dimensions of the proposal can be scaled from the submitted drawings.

When the case officer visited the site the former conservatory had already been removed and the proposed rear extension had been constructed.

The application site is a modern two storey detached dwelling with an attached side garage. It is located on the southern side of Brandling Court, close to the access into the estate from Sunderland Road, within a predominantly residential area of South Shields.

No. 49 Brandling Court is located to the west side of the application site, with No. 47 Brandling Court to the east side. No. 2 Brandling Court is located to the north of the application site, on the opposite side of the street. No. 8 High Trees is located to the rear of the application site (to the south).

Permitted development rights were removed when planning permission was granted for the residential estate.

Publicity / Consultations (Expiry date: 13/11/2020)

1) **Neighbour responses**

None received

2) **Other Consultee responses**

None consulted

Assessment

Relevant Planning History

ST/0201/20/HFUL
Planning permission was granted on 03 June 2020 for a single storey rear extension with a rear projection of 3.0 metres.

Assessment of Proposals

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

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

- Design and visual impact; and
- Impact on residential amenity.

Design and visual impact

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to be designed to convey sensitive consideration of its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

The rear extension is screened from the public domain due to its position to the rear of the dwelling. It is considered that it is acceptable with regard to its scale and design and the external materials are in keeping with the original dwelling.

The proposed bay window front extension with front roof canopy would be visible from the front streetscene of Brandling Court. However, the proposed bay window and roof canopy are both small in scale and their design and external materials are in keeping with the original dwelling.

A planning condition is suggested requiring the external surfaces of the development to be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

It is considered that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials, and would be acceptable with regard to its impact on the visual amenities of the host dwelling and its immediate neighbourhood, including the street scene of Brandling Court.

As such, it is considered that the development is in accordance with Policy DM1(A) of the South Tyneside Local Development Framework and the associated guidance contained within SPD9.

Residential amenity

Policy DM1(B) requires extensions and alterations to be acceptable with regard to any impact on residential amenity.

The single storey rear extension has a rear projection of 4.040 metres from the rear wall of the house. It includes high level windows (with a height of 1.5 metres from the finished floor level to the bottom of the windows) in the side elevations facing the common boundaries with No.47 Brandling Court (which is a detached house located to the east of the application site) and No. 49 Brandling Court (which is a detached house located to the west of the application site).

The rear extension has been constructed nearest to the common boundary shared with No. 47 Brandling Court. This neighbouring property has an existing single storey rear extension with a rear projection of approximately 3.3 metres and which has a high level window facing the application site. There is a high boundary fence between the two properties. The extension at No.48 Brandling Court is located 1.19 metres from the common boundary with No. 47 Brandling Court and approximately 2.35 metres from the side elevation of its rear extension. No representation has been received from the occupants of No. 47

Brandling Court with regard to the development. Given the scale of projection of the extension at No. 48 Brandling Court, the separation distance between the two properties, and the high level nature of the window in the side elevation, it is considered that the extension is acceptable with regard to its impact on the residential amenities of the occupants of No. 47 Brandling Court in terms of overdominance, overshadowing, overlooking and privacy.

The extension is located 3.597 metres from the common boundary with No. 49 Brandling Court, and approximately 4.7 metres from the side elevation wall of that property (which is currently having a rear extension constructed – Application Ref: ST/0446/20/HFUL). There is a high fence along the common boundary between the application site and 49 Brandling Court. Given the scale of projection of the extension at No. 48 Brandling Court and the separation distance between the two properties, it is considered that the extension is acceptable with regard to its impact on the residential amenities of the occupants of No. 49 Brandling Court with regard to overdominance, overshadowing, overlooking and privacy.

The rear elevation of the extension is located 11.225 metres from the rear boundary fence and approximately 17.2 metres from the rear elevation of No. 8 High Trees (the detached dwelling to the rear of the application site). Given the nature of the rear extension and the separation distances, it is considered that the development does not have an unacceptable impact on the residential amenities of that property, or any of the other nearby residential properties, in terms of privacy, outlook, overshadowing and overdominance.

The proposed bay window front extension with front roof canopy are both small in scale and would not have an unacceptable impact on the residential amenities of the occupants of any nearby dwelling.

As such, it is considered that the development is in accordance with Policy DM1(B) of the South Tyneside Local Development Framework and the associated guidance contained within SPD9.

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

Drg No. A200 received 15/09/2020
Drg No. A201 received 15/09/2020
Drg No. A202 received 15/09/2020

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:
Signed:
Date:

Authorised Signatory:
Date: