DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0774/20/HFUL
Proposal: Alterations to conservatory roof (proposed warm construction) and installation of bi-fold doors. Installation of bi-fold doors to the rear elevation and roof lights to rear single storey roof slope.
Location: 144 King George Road
South Shields
NE34 0ET

Site Visit Made: 25/11/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought to replace the existing conservatory roof with a warm construction roof which would include 2 no. roof lights and the installation of bi-fold doors to the conservatory side (north facing) elevation. 2 no. Bi-fold doors are also proposed for the rear elevation of the existing single storey rear extension serving the kitchen / dining area and 3 no. roof lights on the roof of the rear single storey extension at 144 King George Road, South Shields.

The semi-detached property is located within an established residential area of South Shields.

The proposed materials would be roof tiles, facing brick to match existing and grey aluminum windows / doors.

Planning History

Reference: ST/1683/07/FUL
Description: Proposed erection of two storey side extension, single storey rear extension, mono pitched roof to existing front porch, new vehicular access and hardstanding (all resubmission of previously approved application ST/3484/06/FUL currently under construction) and new conservatory to proposed extended lounge on rear elevation plus proposed replacement front boundary.
Decision: Grant Permission with Conditions
Date: 10/08/2007

Publicity / Consultations (Expiry date 29/10/2020)

1) Neighbour responses
None received
2) Other Consultee responses
None

Assessment

Policy DM1 (A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings. The proposed alterations to the existing rear conservatory and rear single storey extension would not be visible from the public domain, therefore would not have an adverse impact on the streetscene and visual amenity. The materials are also considered acceptable Therefore

it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

Policy DM1 (B) requires a development to be acceptable in relation to any impact on residential amenity. The proposal would not adversely affect the attached neighbour (no. 142 King George Road) as the proposed alterations would be located along the rear elevation of an existing rear extension directly facing in to the rear garden and the existing conservatory is located the opposite side of the application site. Therefore the proposal would not adversely affect the attached neighbour in terms of loss of outlook, privacy and overshadowing.

No. 146 King George Road is the adjacent neighbour located south of no. 144 King George Road. The proposed conservatory roof replacement would increase in height by 0.1m. Due to the orientation of the conservatory in relation to the adjacent neighbour and the minimal increase in roof height, it is considered that the proposal would not adversely impact no. 146 in terms of loss of outlook, privacy and overshadowing.

Based on its size, scale and orientation; the proposal is not considered to give rise to any material harm to the amenities of no. 142 and 146 King George Road or any of the surrounding neighbours in terms of outlook, privacy, over dominance or overshadowing.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the National Planning Policy Framework.

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. 03 - Proposed Plans and Elevations, received 16/09/2020
Drg no. 04 - Proposed Site Plan, received 16/09/2020

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 materials for the proposed extension hereby permitted shall be as those stated in the application form (received 26/11/2020). 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.

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 02/12/2020

Authorised Signatory:
Date: