DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0995/20/HFUL
Proposal: Remove shed, demolish existing front porch, rear conservatory and detached garage and construct new front porch and part single storey part 2 storey front, side and rear extension - study, w.c., utility, sun lounge with new pitched roof to kitchen, dining room, 3no. rooflights to single storey rear/side extension roof and 1no. rooflight to extension rear main roof slope
Location: 5 King George Road
South Shields
NE34 0SP

Site Visit Made: 21/12/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a semi-detached dwelling located on the eastern side of King George Road. The neighbour to the north is a semi-detached dwelling (3 King George Road) and is attached to the application property. The neighbour to the south is a semi-detached dwelling (7 King George Road). Beyond the rear gardens of these properties to the east are dwellings situated on Sunderland Road. To the west lies the highway and further properties at King George Road beyond the central reservation.

The proposal seeks permission to erect a two storey side extension, set back one metre from the principal elevation at first floor level, set down approximately 0.3 metres from the overall ridge height and following the same hipped roof design. The two storey side extension would measure approximately 3.4 metres in width and would extend the full depth of the property. Beyond this a further single storey extension would be constructed measuring a further 2.9 metres, broadly in place of the existing detached garage. This would also be hipped roof in design with a maximum height of 3.9 metres, and be incorporated as part of a larger single storey front extension, which itself would protrude a maximum of 1.35 metres from the original front elevation of the property.

To the rear, a single storey extension is proposed protruding 1.8 metres from the original rear elevation and extending the full width of the original property and proposed two storey side extension element. The rear extension would have a maximum height of 3.7 metres. The materials proposed for the entire development include smooth through colour render to all first floor elevations, facing brickwork, white uPVC frames to match the existing as closely as possible, and red modern tiling to the new and existing roof.

Publicity / Consultations (Expiry date 27/12/2020)

1) Neighbour responses

None

2) Other Consultee responses

None

Assessment

In assessing this application, due regard has been had to the requirement of Section 149 of the Equality Act 2010. The main issues relevant to the determination of this application are the:

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity; and
- Impact on highway safety / parking.

Design / visual amenity

Given the nature of the proposal, the proposal would be visible from the public domain. The proposed materials including the brickwork, smooth colour render, roof tiles, and uPVC windows would match those on the existing dwelling.

SPD9 sets out guidance in relation to the design of first floor side extensions, generally expecting such extensions to be set down from the original property, and the first floor set back from the principal elevation, in the interests of subordination, as well as retaining a one metre gap between the extension and the side boundary of the application site. The proposed first floor side extension would be set down from the existing roofline for the original dwelling by 0.3 metres, and would be set back one metre from the original principal elevation at first floor level, whilst maintaining the same hipped roof design.

SPD9 also sets out that a side extension should not measure more than three metres in width or more than half the width of the original dwelling frontage, whichever is greater. In this instance the original dwelling frontage measures 6.6 metres, which would typically permit a side extension of 3.3 metres. The proposed two storey extension would measure 3.4 metres in width, and when the proposed single storey side extension is included this increases to approximately 6.3 metres in width. However it is acknowledged this replaces a detached garage in a broadly similar location, and a gap to the side boundary of 0.9 metres would remain.

In regard to the front extension element of the proposal, this would protrude 1.4 metres forward of the principal elevation and be constructed forward of the proposed two storey element and garage / store along the same building line. This is broadly in line with the guidance as set out within SPD9. The proposed rear extension would extend 1.8 metres from the original rear elevation and to the rear of the proposed two storey extension. Again this in line with the guidance as set out within SPD9 which sets out that that extensions up to three metre protrusion are acceptable on semi-detached properties.

In this regard, it is considered that the proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity. A condition is suggested with regards to the materials of the proposed extensions being of a similar appearance to those used in the host dwelling and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

The proposal would not harm the amenities of the neighbours to the west due to the level of spacing between the proposed development and those neighbours.

In terms of the neighbour to the south (7 King George Road), the two storey side extension would be brought closer to the boundary of this property, however would remain to be set approximately 3.5 metres from the boundary, whilst the single storey side extension would be approximately 0.3 metres closer than the existing detached garage at the site. Two high level windows are proposed within the garage / store, whilst doors are proposed within the proposed rear extension's side elevation facing this property. Given the position of the boundary fence and the position of windows within the proposed

development and this neighbour's property, it is not considered any adverse amenity or privacy issues would occur, or any significant overshadowing issues.

In terms of the neighbour to the north (3 King George Road), the only impact of the development would be from the proposed single storey rear extension and single storey front extension. Given the extent of the protrusion to the rear extension, this would not have any adverse amenity, privacy or overshadowing issues to this neighbour. Likewise, the proposed front extension would be set off the boundary by over four metres, and although a window is proposed facing towards this property, this would be for a non-habitable room and as such no adverse amenity, privacy or overshadowing issues are considered to occur to this property either.

In terms of neighbours to the east at Sunderland Road, the only additional window within the rear elevation at first floor level is for a bathroom. It is also noted a distance of over 14 metres would remain between back to back facing two storey elevations from the application property to these neighbours. As such it is not considered any adverse amenity, privacy or overshadowing issues would occur to these properties.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

Impact on highway safety / parking

The existing detached garage would be broadly replaced with a garage / store as part of a side extension with a shutter door which would extend forward and reduce the driveway length. However, a driveway of five metre length would be retained, this is in line with guidance in SPD9 which sets out a driveway of five metre minimum length should be retained in front of a roller shutter door, and the development would be in accordance with LDF Policy DM1 (G). A condition is therefore recommended ensuring the garage door does not project forward of the building line whilst opening and closing, and retained in perpetuity.

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 18/11/2020
Drg No 1 received 18/11/2020
Drg No 2 received 18/11/2020
Drg No 3 received 18/11/2020

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 The garage door of the development hereby approved (as shown on Drg No 3 received 18/11/2020) shall be a roller shutter type door / an up and over retractable door of a type which does not project forward of the building line whilst opening or closing. Such a non-projecting garage door shall be retained thereafter.

To ensure that vehicles park on the driveway and do not encroach on the public highway, in the interests of highway safety and 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 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at: https://www.gov.uk/party-wall-etc-act-1996-guidance

Case officer: Nick Graham
Signed: N. Graham
Date: 11/01/2021

Authorised Signatory:
Date:
«END»