DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1081/20/HFUL
Proposal: Demolition of existing single storey garage and re-building on the same foot print to form a new ground floor study/utility and wc. New first floor bedrooms and bathroom extension over existing single storey kitchen and new study, to the side and rear of the house. Demolition of existing rear conservatory and construction of a new garden room. Like for like replacement of the front entrance porch.
Location: 32 Mitford Road
South Shields
NE34 0EQ

Site Visit Made: 12/03/2021

Relevant policies/SPDs

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

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a northeast facing detached dwellinghouse in South Shields. The property has a pitched roof with gables to the front and rear. To the rear there is a conservatory and there is also a hipped roof single storey rear and side extension. That hipped roof extends to form a canopy to the front.

This application seeks full planning permission to construct a two storey side and rear extension, with single storey elements to the front and rear.

Amended plans were received on 7th May 2021 following officer concern regarding design. Neighbouring properties have not been notified of the changes, having regard to the Council's SCI for the proposed changes would not materially affect the residential amenity of neighbouring properties over and above the scheme that they were previously notified of.

Publicity / Consultations (Expiry date 12/03/2021)

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 considerations are the impacts the development will have on visual and residential amenity.

LDF Policy DM1 seeks to preserve residential and visual amenity. SPD9 sets out guidance for householder developments.

With regards to design, first floor side extensions can create a terracing effect within the street scene and give rise to inappropriate design. SPD 9 aims to achieve a subordinate appearance with two-storey side extensions and first floor side extensions to minimise any terracing effect. The guidance within SPD 9 in relation to two-storey side extensions applies to high density detached properties. Analysis of the density of the estate indicates that the density is approx. 20 units per hectare. SPD 9 regards high density housing developments as approximately 30-50 dwellings per hectare. Therefore the guidance within SPD 9 regarding two-storey side extensions does not apply in this instance. As the application property is not located on what is regarded to be a high density estate, and it is a detached property, the scale and the design of the proposals are considered appropriate to the application dwelling on balance. There are a number of similar extensions to houses on Mitford Road and other streets in the estate. Many examples are historic although there are a number with recent planning permissions. The first floor would be set back by 0.7m and the ridge of the roof would be lowered, and so the proposed side extension would display subordination in relation to the host property.

The proposal would be set 1m off the side boundary with the adjacent property, No. 34. That property is set 0.2m from the boundary and therefore would be set 1.2m from the side elevation of the proposal. In terms of any potential terracing effect, it is not considered likely that a two storey side extension could be feasibly built in this 1m space. Nevertheless, should be occupants wish to do so, a planning application would be required and would be judged on its own merits. Based on the above it is not considered likely that the proposal would lead to a terracing effect in the streetscene.

The single storey element of the extension to the rear would not be highly visible within the streetscene and therefore would result in no significant harm to the visual amenity of the area.
The proposed single storey element to the front would have no significant harm to the visual amenity of the area.

The proposed extension would be set 1m from the boundary with No. 34 Mitford Road to the southwest. The two storey side extension would project 1.1m beyond the existing rear building line of the host property, adjacent to that boundary. Nos. 32 and 34 have a shared main rear building line although No. 34 has a ground floor rear extension set upon the boundary which projects approximately 4m. In its rear elevation at first floor level, No. 34 has a bedroom window set approximately 0.3m from the boundary. Given the presence of the ground floor extension to No. 34, there would be no significant loss of outlook or overdominance to the ground floor windows in the rear elevation of No. 34. Given the limited projection of the extension adjacent to the boundary, it is not considered that there would be any significant loss of outlook or overdominance to that bedroom window.

Beyond the two storey side extension there would be an additional projection at ground floor level of 0.7m which is an existing feature.

The rear two storey extension would set out to 1.85m projection and would be set 2.75m from the boundary. Given this distance from the boundary it is not considered that there would be any significant loss of outlook or overdominance to No. 34.

There would be two windows in the southeastern elevation of the extension facing towards the boundary with No. 34. These would face a blank gable elevation and so there would be no loss of privacy to No. 34. A window in the single storey rear extension would face the boundary with No. 34 at a distance of 7m. given this distance it is not considered that it would result in a significant loss of privacy to No. 34. Given the orientation of the two properties, the proposed development would not result in any significant overshadowing to No. 34.

The proposed two storey rear extension and single storey rear extension would be set 1.35m from the boundary with No. 30 Mitford Road. It would project 2m at two storey level and a further 1.5m at ground floor level from the main rear elevation of the host property adjacent to the boundary.

No. 30 is set approximately 1m from the boundary. It has a single storey rear extension of 4m projection. No. 30's main rear building line is set 1m rearward of No. 32's rear building line. There is a first floor window which appears to serve a bedroom in the rear elevation of No. 30 set approximately 2.5m from the boundary.

The two storey extension would project 1m beyond the rear building line of No. 30. Given that limited projection, the presence of the ground floor extension to No. 30 and the distance of that bedroom window to the boundary, it is not considered that there would be significant harm to the residential amenity of No. 30 in terms of overshadowing, overlooking or loss of outlook. The presence of No. 30's ground floor rear extension would mean that there would be no significant harm in terms of loss of overshadowing, overlooking or loss of outlook as a result of the proposed single storey rear extension.

It is proposed to insert two windows at ground floor level in the side elevation facing towards the boundary with No. 30. As existing the host property has a conservatory with a glazed elevation upon the boundary facing No. 30. The side elevation of No. 30's single storey rear extension is blank. The proposed windows would face this blank elevation. It is therefore not considered that the proposed windows would result in loss of privacy to No. 30.

The proposed development would not result in any harm to the residential amenity of any other properties.

The proposed development would result in the reduction in driveway length and the loss of a garage. Therefore car parking in curtilage would be reduced. Nevertheless, sufficient driveway length would remain in which to accommodate vehicle parking and on street parking is available in the area. It is not considered therefore that the proposed development would result in harm to highway safety.

Summary

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, or the visual amenity of the area. Consequently the proposal would comply with all relevant local and national planning policy; the application is therefore recommended for approval.

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 Layout Plans" received 07/05/2021
"Proposed Elevations" received 07/05/2021
"Proposed Structural Plans and Specifications" received 07/05/2021

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: Seán Gallagher
Signed:
Date: 14/05/2021

Authorised Signatory:
Date:

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