DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1087/20/HFUL
Proposal: Rear extension
Location: 143 Victoria Road West
Hebburn
NE31 1UT

Site Visit Made: 04/02/21

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for the erection of a single storey rear extension at 143 Victoria Road West; a two-storey semi-detached property with a detached garage to the south east side elevation, situated on the south west of Victoria Road West within the predominantly residential area of Hebburn.

The neighbouring site to the north east side is semi-detached dwelling (no. 141 Victoria Road West) and it is attached to the application property. To the south east of the application property is a semi-detached dwelling (no. 145 Victoria Road West). Beyond the rear gardens of these properties are semi-detached and detached dwellings situated on Ronald Gardens. All of the properties are of a similar age.

The application seeks to add an infill single storey rear extension, with a pitched roof, which would project 3.58 metres from the existing rear wall of the property and would be flush with the existing rear elevation outrigger. It is due to the fact that the extension would be coming off an original side elevation that planning permission is required for the proposed extension.

Publicity / Consultations (Expiry date 11/02/21)

1) Neighbour responses

None received.

Assessment

The main issues relevant to the assessment of this proposal are the:

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity

Design/Visual Amenity

The proposed rear extension is considered to be a suitably designed rear extension, subservient in the context of the host property, proportionate in terms of its overall scale and massing and using a similar palette of materials to the host property. Its rear projection, at 3.58 metres in length would be over the recommended 3 metres for semi-deatched dwellinghouses. However, it is noted that the proposed

extension would be flush with the original outrigger and that adjoining neighbour no.141 already benefits from a larger more than full width rear extension with conservatory. (SPD9: paragraph 8.1).

The rear extension would not be visible from Victoria Road West. It is considered that the proposed extension would have a neutral effect on the character and appearance of the street scene.

It is considered that the proposals would accord with LDF Policy DM1 (A) and the objectives of SPD9.

Residential Amenity

The proposals would not harm the amenities of the neighbours to the rear at Ronald Gardens, due to the level of amenity spacing between them.

The adjoining neighbour to the south west, no.145, would not have their amenities materially impact due to the extension being flush to the existing outrigger.

The adjoining neighbour to the north east, no.141, benefits from a conservatory that is sited at the boundary with no.143. The proposed extension would not have a detrimental impact on the neighbouring dwellinghouse as it would not extend past the existing conservatory located at no.141.

It is also noted that there are no proposed side elevation windows to either flank.

As a result it is considered that the development has no potential to materially impact on the residential amenities of the surrounding neighbours.

It is not considered that the proposal has any potential to materially harm the residential amenity of any neighbouring occupier through impacts on outlook, or through overbearing, overshadowing or privacy impacts.

The proposed development is considered to be in accordance with Policy DM1 (B), while having regard to the principles set out in SPD 9.

Other Matters

A decision on this planning application will not dispose of the provisions of either the Party Wall etc. Act and / or the landowner rights of the adjoining neighbour (no. 141).

Both are private non-planning matters, which the applicant is aware of (as well as the need for Building Regulations).

Summary

It is considered that, in the site circumstances and context of this particular case, that this proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A & B), having regard to all other material planning considerations, including the design guidance in SPD9. The proposal is considered to be an acceptable form of development, subject to the inclusion of the suggested conditions.

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 as detailed below

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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: James Kavanagh
Date: 02/02/21

Authorised Signatory:
Date:

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