DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1092/20/HFUL
Proposal: Single storey extension to rear elevation.
Location: 7 Ridley Grove
South Shields
NE34 6RN

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 7 Ridley Grove; a semi-detached bungalow property. The site is located to the east of Ridley Grove within the vicinity of a cul-de-sac. The surrounding area is predominantly residential and comprises of similar uniform semi-detached bungalow properties.

The application site borders 3no. properties, no.5 Ridley Grove to the north, no.9 Ridley Grove to the south and no.28 Belsay Avenue to the east. It is noted that none have existing rear extensions.

The application seeks to demolish the existing single storey conservatory and add a single storey rear extension, with matching pitched roof, which would project 4 metres in depth from the main rear wall of the property, would be 5.50 metres in width, would have a maximum eaves height of 2.44 metres and a maximum height of 4.46 metres. the extension would be set back from no.5 by 2.80 metres and set back from no.9 by 2.40 metres.

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, set in and down from the existing outriggers rear elevation, 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 4 metres in depth would be over the
3 metre length that is ordinarily considered to be appropriate in the Council's design guidance (SPD9: paragraph 8.1), however, the proposal would be set well into the site.

The rear extension would not be visible from the public realm such as Ridley Grove. It is also noted that the proposed would be a more subordinate addition rather than the existing conservatory and therefore would more likely enhance the character of the host property and its surrounding area. 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 no.28 Belsay Avenue to the east, due to the level of amenity spacing between them.

The adjoined neighbouring property to the north, no.5 Ridley Grove, would not be detrimentally impacted by the proposed development as it would only extend by 1 metre in depth from the existing conservatory with a 2.80 metre gap between the extension and the site boundary being kept. It is noted that there is also an existing approx. 1.70 metre high fence in situ. It is considered that the development would not result in a significantly greater impact on loss of light which would materially impact on the residential amenities of this neighbour.

The neighbouring property to the south, no.9 Ridley Grove, would not be detrimentally impacted by the proposed development as it would only extend by 1 metre in depth from the existing conservatory with a 2.40 metre gap between the extension and the site boundary being kept. It is noted that there is also an existing approx. 1.90 metre high fence in situ. It is considered that the development would not result in a significantly greater impact on loss of light which would materially impact on the residential amenities of this neighbour.

The extension includes 2no. windows to the rear, 1no. door to the rear and 1no. side window to the south elevation. The proposed windows would all be situated on the ground floor and would not overlook into neighbouring properties due to their proposed position and the existing boundary fencing and shrubbery.

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.

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(s) as detailed below;

Proposed roof plan and proposed elevations drawing received 22/12/20
Proposed baseworks plan and walling details drawing received 22/12/20

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: 10/02/21

Authorised Signatory:
Date:

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