DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0004/21/HFUL
Proposal: Demolish existing single storey rear kitchen offshot. Construct new front porch and new single storey rear kitchen and family/dining room extension with 2 no. rooflights to rear extension roof.
Location: 24 Westoe Drive, South Shields, NE33 3EJ

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 demolish existing single storey extension and erection of a single storey rear extension at 24 Westoe Drive; a two-storey semi-detached property. The site is located to the south west of Westoe Drive within the vicinity of a cul-de-sac. The surrounding area is predominantly residential and comprises of similar uniform semi-detached properties.

The application site borders 6no. properties, 22 and 26 Westoe Drive and 96-102 Horsley Hill Road. It is noted that several have existing rear extensions.

The application seeks to demolish the existing single storey extension and add a single storey rear extension, with pitched roof, which would project 2.98 metres from the main rear wall of the property, the extension would go right up to the boundary of no.22 Westoe Drive.

The proposed front porch would measure 2.47 metres in width, 1.4 metres in depth and would have a maximum height of 3.74 metres. It is noted that the proposed porch would have a pitched roof similar to that of the existing dwelling.

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 2.98 metres in depth would be comfortably within the 3 metre length that is ordinarily considered to be appropriate in the Council's design guidance (SPD9: paragraph 8.1).

The rear extension would not be visible from the public access ways such as Westoe Drive. It is considered that the proposed extension would have a neutral effect on the character and appearance of the street scene.

The proposed front elevation porch would have a maximum projection of 1.4 metres from the existing frontage of 24 Westoe Drive, which is within the recommended by Supplementary Planning Document 9: Householder Developments (SPD9). Furthermore, the facing materials and architectural style of the extension would match that of the existing property, while its size would still ensure that it appeared subordinate. It is also noted that there are similar front extensions to properties within the surrounding street scene. It is therefore considered that the works would be in keeping with the character of the area.

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

Residential Amenity

The neighbouring property to the west, no.26, would not be detrimentally impacted by the proposed development as it would be obstructed by the existing side elevation garages located at both properties. As a result it is considered that the development has no potential to materially impact on the residential amenities of this neighbour.

It is considered that the development could have an adverse impact upon the occupiers of no.22 who are adjoined to the east boundary by way of overshadowing and overbearing. However, taking into account the siting of the property and the proposal only being 2.98 metres in depth and no.22 already benefiting from a 2.2 metre full width extension with a larger conservatory coming off the rear western elevation, it is not considered that the development would result in a significantly greater impact on loss of light than that already existing. It is noted that there is also an existing 1.8 metre high fence in situ.

The extension includes 2no. windows to the rear but has shown that no side elevation windows or openings will be proposed.

The porch extension would retain a minimum set-back of 6.2 metres from the front boundary of the site and 3.5 metres from the side boundary of the site with the adjoining property of 22 Westoe Drive. Based on the retained separation distance to the nearest neighbouring dwellings, as well as the size, position and window layout of the porch extension, there would be no unacceptable impact on the amenity of the occupiers of any property in relation to privacy, outlook and over dominance or overshadowing.

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(s) as detailed below

Proposed Site/Roof Plan Received 18/12/20
Drg. No. 1 Revision B Received 18/12/20
Drg. No. 2 Received 18/12/20
Drg. No. 3 Rev A Received 18/12/20

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: 08/02/21

Authorised Signatory:
Date:

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