DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0005/21/HFUL
Proposal: Single storey extension to side/front. New pitched roof to porch and front lounge window.
Location: 24 King George Road, South Shields, NE34 0SN

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 side extension and a new pitched roof to the existing front elevation porch and bay window.

The neighbouring site to the south side is a semi-detached dwelling (no. 26 King George Road). To the north of the application property is the adjoining semi-detached dwelling (no. 22 King George Road). To the west and east of the properties boundary are public roads, Cauldwell Place and King George Road. Most of the properties on King George Road are of a similar age, design and character.

The proposed side elevation extension would measure a depth of 5.03 metres and project from the side elevation by 2.75 metres. The proposed extension would have an eaves height of 2.38 metres and a maximum height of 3.70 metres, the proposal would benefit from a pitched roof. The side elevation would host 1no. front elevation window.

The application seeks to alter the existing porch and bay window flat roof design to that of a pitched roof design. The proposed side extension would be used as a lounge.

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

and using a similar palette of materials to the host property

Design/Visual Amenity

The proposed single storey side extension at no. 24 would not project forward of the existing dwelling and would be seen as a subordinate addition to the property. The side element of the proposal would measure 2.75 metres, which is less than half the width of the original dwellinghouse and would leave 0.83 metres between the proposal and the boundary of no. 26.

The proposed side extension would be visible from the street scene but after conducting a site visit it is noted that there are several precedents of side/front elevation extensions within King George Road. The addition of this extension would not harm the character of the area.

The proposal is considered to be a suitably well designed and a subservient addition in relation to the main property. The proposed materials would also match the existing property. Therefore, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

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 neighbour to the north at King George Road, no. 22, due to the extension coming off the south side elevation wall and being flush with the existing front elevation of the host property making it unviewable from their property.

The neighbour to the south, no.26 King George Road, benefits from an existing side extension (similar to the current proposal) which would be set back by 0.73 metres in depth from what is being proposed, the existing extension and the proposed host extension would also be parted by a 1.5 metre material gap. It is noted that the existing extension located at no.26 does not have any ground floor side elevation windows.The proposed extension is seen as a standard uniform addition in terms of width and height for King George Road that it would not cause any additional loss of light constraints. The proposed extension would not have a detrimental impact on the neighbouring dwellinghouses sunlight due to the its sizing and the siting.

There is 1no front elevation window, since this is a ground floor extension and there are no immediate properties located to the front of the dwelling it would not be overlooking neighbouring amenity.

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(s) as detailed below

Drawing no. 0001 Rev. A received 21 December 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.

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: