DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0043/21/HFUL
Proposal: Single storey garage extension to side.
Location: 5 Beaconside
South Shields
NE34 7PY

Site Visit Made: 18/03/21

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 construction of a garage at 5 Beaconside in South Shields. The proposed garage would be attached to the main dwellinghouse by the east elevation wall.

The application site is a semi-detached property located to the north of Beaconside, within a cul-de-sac.

The property is adjoined to 3no. boundaries. The neighbouring site to the west side is adjoining semi detached dwelling (no.3 Beaconside) and to the east of the application property is 2no. detached dwellings (no.7 & 9 Beaconside). Most of the properties on Beaconside are of a similar age and uniform in design. It is noted that 6no. properties within the cul-de-sac already benefit from a full length single storey side extension.

The proposed side elevation extension would measure a depth of 9.48 metres and project from the side elevation by 3.51 metres. The proposed extension would have an eaves height of 2.25 metres and a maximum height of 4.41 metres, the proposal would benefit from a pitched roof. The eastern side elevation would host no windows, the rear would elevation would propose bi folding doors and the front elevation would host a garage door.

Publicity / Consultations (Expiry date 17/03/21)

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

Paragraph 3.11 of SPD9 states that an extension should complement the shape, scale and proportions of the original dwelling to maintain the character of the original dwelling. Paragraph 3.12 of SPD9 states that extensions should ideally reflect the design and symmetry of the existing property. Paragraph 3.14 of SPD9 refers to the need for side extensions to be subordinate and to avoid a visual 'terracing effect'.

The proposed single storey side extension would project forward of the original dwelling by 1.36 metres which is 0.04 metres less than what is recommended within SPD 9, it would also be flush with the existing front porch extension. The width of the proposal would measure 3.51 metres, which is nearly the same width of the original dwellinghouse, however, the large single storey side extension seems to be a uniform addition along this cul-de-sac located on Beaconside. The pitched roof design would also make the proposal a subordinate addition to the existing dwelling.

The proposal would be visible from the public domain along Beaconside, however, during the site visit it was noticed that there are several examples of precedent for the same extension to dwellinghouses within the cul-de-sac.

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 adjoining neighbour, no.3 Beaconside, due to the proposal coming off the east elevation of the host dwelling and being flush with the existing building line.

The neighbours to the east, no.7 Beaconside, benefits from an existing boundary fence, the main dwelling would also be sited approx. 10.25 metres from the boundary with no.5. The proposed extension is a single storey addition that would not add any addition loss of light constraints that would already be present. The proposed extension would not have a detrimental impact on the neighbouring dwellinghouses sunlight due to the its sizing and the siting. Since the proposal is not extending north of the existing rear elevation line it would not cause any additional overbearing effect to no.9.

There are no proposed fenestration to the front and side elevations.

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.

Highway Safety

The application dwelling would retain a driveway of an acceptable length to the front of the proposed garage. It is considered that the proposal would have no unacceptable impacts on highway safety. It would therefore accord with adopted South Tyneside LDF Development Management Policy DM1 (G).

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:

Drawing No. 001 received 06/01/2021

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: James Kavanagh
Date: 31/03/21

Authorised Signatory:
Date:

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