DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0097/21/HFUL
Proposal: Single storey rear extension with lean to roof and rooflights and single storey side extension with pitched roof and associated works
Location: 101 Temple Park Road, South Shields, NE34 0PR

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 erection of a single storey rear and single storey side extension at 101 Temple Park Road; a two storey semi-detached dwellinghouse. The site is located to the north east of Temple Park Road. The surrounding area is predominantly residential and comprises of similar uniform semi-detached properties.

The application site borders 3no. properties, 36 Haweswater Close to the northern boundary, 99 Temple Park Road to western boundary and 103 Temple Park Road to the eastern boundary. It is noted that only no.103 has an existing single storey rear extension in the form of a conservatory.

The application seeks to add a single storey rear extension, with pitched roof, which would project 3 metres in depth from the main rear wall of the property, would have a width of 7.81 metres, an eaves height of 2.69 metres and a maximum height of 3.72 metres. The extension would have a 0.18 metre material gap between it and the boundary fence with no.99.

The application seeks to add a single storey side extension, with dual pitched roof, which would measure 5.73 metres in depth, would have a width of 1.64 metres, an eaves height of 2.69 and a maximum height of 3.72 metres. The side extension would be built right up to the shared boundary with no.103.

The proposed rear extension would be used for a kitchen/dining room extension and the proposed side addition would be used as a gym.

Publicity / Consultations (Expiry date 15/03/21)

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

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 metres in depth would be comfortably in-line with the standards that are ordinarily considered to be appropriate in the Council's design guidance (SPD9: paragraph 8.1) for semi-detached dwellings. The rear extension would not be visible from the public access way. It is considered that the proposed extension would have a neutral effect on the character and appearance of the street scene.

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 at no. 101 would not project forward of the original dwelling but instead would be set back by 1.94 metres. The width of the proposal would measure 1.64 metres, which is less than half the width of the original dwellinghouse. Due to the siting of the proposed side extension it would be visible from the public access way, Temple Park Road, however, due to the design and positioning the single storey side addition would be deemed subservient and would not detriment the existing character of the dwelling. The pitched roof design would also make the proposal a more subordinate addition to the existing dwelling.
It is considered that the proposals would accord with LDF Policy DM1 (A) and the objectives of SPD9.

Residential Amenity

The neighbouring site located to the north of the host property would not be detrimentally impacted due to the level of amenity spacing between them.
It is considered that the development could have an adverse impact upon the occupiers of no.99 who are adjoined to the western boundary by way of overshadowing and overbearing. However, taking into account the siting of the property and the proposal only being 3 metres in depth and there also being an in situ 1.8 metres garden fence, it is not considered that the development would result in a significantly greater impact on loss of light than that already existing.

It is considered that the development could have an adverse impact upon the occupiers of no.103 who are located to the eastern boundary by way of overshadowing and overbearing impacts. However, taking into account the siting of the property and the side addition only being a single storey addition, it is not considered that the development would result in a significantly greater impact on loss of light than that already existing. It is also noted during the site visit that there are no ground floor side elevation windows located at no.103s property. When assessing the plans it is noticed that the proposal side extension will be built right up to the shared boundary, however, the addition is only single storey and a distance of 1.81 metres would be maintained between the host property and no.103s building lines, meaning, the extension would not be considered to be overbearing

No side elevation windows or openings will be proposed to either the single storey rear or the single storey side extension.

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;

Drawing no. A/3490/01A received 01/02/2021

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: 22/03/21

Authorised Signatory:
Date:

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