DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0135/21/HFUL
Proposal: Single storey rear extension to existing attached garage, loft conversion to bedrooms, ensuite and walk in wardrobe with dormers to front, side and rear roof slopes. 1no. rooflight to rear roof slope. Glazed roof lantern to existing single storey rear flat roofed offshot (dining/breakfast room)
Location: 30 Clyvedon Rise
South Shields
NE34 8DL

Site Visit Made: 25/03/2021

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a semi-detached bungalow located on the southern side of Clyvedon Rise. The neighbour to the west is a semi-detached bungalow attached to the application property (28 Clyvedon Rise). To the south beyond the rear gardens of these properties are other properties' gardens with agricultural land beyond. The neighbour to the east is a semi-detached bungalow (34 Sunniside Drive) and is positioned perpendicular to the application property. The highway is located to the north, with further properties located on Clyvedon Rise.

The proposal seeks permission to erect a single storey extension to the rear of the existing garage at the same ridge and eaves height and protruding two metres in length. Three dormer extensions are proposed within the roofline, to the front, side and rear elevations, all of which would be set down from the overall ridge of the property. A rooflight is also proposed within the rear roofline and a glazed lantern is proposed within the existing flat roof rear extension. The materials proposed for all elements would match those on the existing dwelling.

Publicity / Consultations (Expiry date 24/03/2021)

1) Neighbour responses

None

2) Other Consultee responses

None

Assessment

In assessing this application, due regard has been had to the requirement of Section 149 of the Equality Act 2010. The main issues relevant to the determination of this application are the:

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity.

Design / visual amenity

Given the nature of the proposal, the front and side dormers would be visible from the public domain. Each of the dormers would be set down from the ridge height and set in from each side boundary in line with the guidance as set out within SPD9. It is also noted the adjoining property has front, side and rear dormers in a similar arrangement. In visual amenity terms the dormers are considered acceptable.

The rear extension would extend approximately two metres beyond the rear elevation of the existing garage, and measure two metres in height in line with the existing garage. This is in line with the guidance within SPD9 which sets out extensions of up to three metres on semi-detached properties are generally acceptable, and given its location this extension is considered appropriate in visual amenity terms. The lantern light is also considered acceptable in design terms given its position. The proposed materials, including the brickwork walling and roof tiles, would match the existing property. The rooflight is also considered acceptable.

It is considered that the proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity. A condition is suggested with regards to the materials of the proposed development being of a similar appearance to those used in the host dwelling, except the lantern light and dormer tile cladding. In this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

The front dormer extension would be positioned a sufficient distance from facing properties to the north not to cause any adverse amenity or privacy issues, no other element of the proposal would affect these properties. The rear dormer extension is proposed to be for a bathroom ensuring any overlooking issues to the adjoining neighbour (28 Clyvedon Rise) are negated. Due to the size and position of this dormer extension, and similarly the lantern light within the existing extension adjacent to the boundary, it is not considered any adverse amenity or privacy issues would occur to this property, or any significant overshadowing implications would occur.

The proposed rear extension to the opposite boundary adjacent to the rear boundary of 34 Sunniside Drive would be largely screened by the existing boundary fence and neighbour's detached garage. As such it is not considered any adverse amenity or privacy implications would occur as a result of this element, or any significant overshadowing effects.

In terms of the side dormer extension, this would directly face the rear elevation roofline of 34 Sunniside Drive, and, at an angle, the main rear elevation wall at a distance of approximately 14 metres. It is noted this neighbour has a small single storey rear extension which would reduce the distance from this side dormer window to approximately 12 metres. However, this window would not directly face this window and this neighbour has no openings at first floor level. Any overlooking or privacy impacts to ground floor windows and the garden area of this neighbour would likely be affected by the position of the two garages either side of the common boundary, and it is considered any privacy issues to this neighbour would be limited as a result. The side dormer would not have any adverse effects in terms of overdominance, outlook or significant overshadowing.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

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 - Rec - 04/02/2021
Drg No 1 - Rec - 04/02/2021
Drg No 2 - Rec - 04/02/2021
Drg No 3 - Rec - 04/02/2021

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, except the lantern light and dormer tile cladding. 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

3 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the

Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:
https://www.gov.uk/party-wall-etc-act-1996-guidance

Case officer: Nick Graham
Signed: N. Graham
Date: 29/03/2021

Authorised Signatory:
Date:

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