DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0165/21/HFUL
Proposal: Construction of a single storey extension at the rear of the property.
Location: 48 King George Road, South Shields, NE34 6DF

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 extension at 48 King George Road; a two-storey semi-detached property. The site is located to the west of King George Road. The surrounding area is predominantly residential and comprises of similar uniform semi-detached properties.

The application site borders 4no. properties; adjoining neighbour no.46 King George Road located at the northern boundary, no.50 King George Road located at the southern boundary and no. 41 & 43 Cauldwell Villas located to the western boundary. It is noted that the adjoining neighbour, no.46, already benefits from a similar extension to what is being proposed.

The application seeks to add a single storey rear extension, with pitched roof, which would be staggered with a maximum depth of 5.95 metres from the main rear wall of the property, the extension would be flush to the rear of the host property and would have the same width, 8.43 metres. The proposed extension would also have a maximum eaves height of 2.55 metres and a maximum height of 3.86 metres.

The proposed addition is to be used as a kitchen and dinning room extension.

Publicity / Consultations (Expiry date 11/03/21)

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 maximum rear projection, at 5.95 metres in depth would be well over the 3-metre length that is ordinarily considered to be appropriate in the Council's design guidance (SPD9: paragraph 8.1) for a semi-detached property. However, due to the neighbouring precedents, for instances no.46, it is noticed that semi-detached properties within the context of King

George Road have been granted permission for larger single storey rear extensions that extend further than the recommended 3 metres. It is also noted that a large number of these precedents were done through Prior Notification. With that being said the proposed single storey rear extension would not look out of proportion from the rear and therefore would not cause any detriment to the surrounding areas character.

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

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 neighbours to the west at Cauldwell Villas, due to the level of amenity spacing between them.

The adjoining neighbouring property to the north. no.46, would not be detrimentally impacted due to the proposal being staggered and the rear aspect coming off the shared boundary would be 3 metres in depth, only 0.5 metres larger than the existing extension located at no. 46. The larger part of the staggered extension would be positioned 3.67 metres away from the shared boundary to the north and therefore would not cause any form of detriment to no.46s amenities. It is also noted that there are no proposed side elevations.

The neighbouring property to the south, no.50, would not be detrimentally impacted by the proposed development. The extension would be situated 1 metre away from the shared boundary and would have a distance of 3.51 metres between the two properties building lines. It was also noted during the site visit that no.50 benefits from a 1.80 metre fence and a large shed that runs along the shared boundary with no.48. The proposed larger part of the staggered rear extension would run parallel to the existing shed and would have a similar depth making the proposal nearly unviewable from no.50s rear. Therefore, the proposal would not cause any detriment to the neighbouring properties amenities. It is also noted that there is 1no. proposed side elevation window which would not be viewable from no.50s property due to the existing boundary fence.

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. 46). 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;

Drg 5 received 26/01/2021
Drg 6 received 26/01/2021
Drg 7 received 26/01/2021
Drg 8 received 26/01/2021
Drg 9 received 26/01/2021

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: 24/03/21

Authorised Signatory:
Date: