

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0186/21/HFUL
Proposal: Single storey extension to rear
Location: 14 High Trees
South Shields
NE34 8EW

Site Visit Made: 08/04/21

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 14 High Trees; a two storey detached property. The site is located to the east of High Trees. The surrounding area is predominantly residential and comprises of similar 21st century uniform detached properties.

The application site borders 3no. properties, no.12 High Trees, a detached dwelling located to the northern boundary, no.15 High Trees, the detached dwelling to the south of the boundary and no.40 Brandling Court, a detached dwelling, located to the western eastern boundary.

The application seeks to add a single storey rear extension, with pitched roof, which would project at a maximum depth of 3 metres from the main rear wall of the property, the extension would be flush with the original rear elevation wall and therefore set back from all shared boundaries except from no.15s. The extension would have an eaves height of 2.35 metres and a maximum height of 4.21 metres, the same as the original single storey side. It is noted that the proposal has been submitted for planning approval as the property has had its permitted development rights removed.

The proposed extension would be used as a kitchen/dining room extension and 1no. utility room.

Publicity / Consultations (Expiry date 17/04/21)

1) Neighbour responses

No written neighbour responses have been received in response to the council's publicity exercise for this application.

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 3 metres in depth would be within the 4 metre length that is ordinarily considered to be appropriate in the Council's design guidance (SPD9: paragraph 8.1).

The rear extension would not be visible from the public access way, High Trees. 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 extension would not detrimentally impact the property to the west, no. 40 Brandling Court. This is due to the amount of amenity space between the dwellings, including the existing boundary fence.

The neighbouring property to the south, no. 15 High Trees, would not be detrimentally impacted by the proposed development as it would be flush with no.15s existing rear elevation line and therefore would be unviewable from the neighbouring property and would not impact the neighbour by way of overshadowing. As a result it is considered that the development has no potential to materially impact on the residential amenities of this neighbour.

It is considered that the development could have an adverse impact upon the occupiers of no.12 who are located to the norther boundary by way of overshadowing, overbearing and overlooking. However, taking into account the siting of the property and the proposal only being 3 metres in depth whilst retaining the 1 metre material gap between the shared boundary it is not considered that the development would result in a significantly greater impact on loss of light than that already existing.

The extension includes 3no. windows, 2no. rooflights and 1no. patio door to the rear but has shown that no side elevation windows or openings will be proposed.

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. 15).

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 as detailed below:

Drawing no. 001 received 08/02/2021

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: 28/04/21

Authorised Signatory:

Date:

«END»