DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0213/21/HFUL
Proposal: Single storey rear extension.
Location: 148 King George Road
South Shields
NE34 0ET

Site Visit Made: 01/04/2021

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 dwelling located on the western side of King George Road. The neighbour to the north (146 King George Road) is a semi-detached dwelling attached to the application property. The neighbour to the south (150 King George Road) is a semi-detached dwelling. To the west beyond the rear gardens of these properties are properties at Meldon Avenue. To the east lies the highway with further properties beyond at King George Road.

The proposal seeks permission to erect a single storey rear extension measuring 3.9 metres in length and extending the full width of the dwelling. The extension would be mono pitch in design with a ridge height of approximately 3.6 metres and an eaves height of approximately 2.6 metres. The materials proposed would match those on the existing property including brick walling, interlocking roof tiles and white uPVC windows and doors.

Publicity / Consultations (Expiry date 14/04/2021)

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 development would not be visible from the public domain. The single storey extension would protrude 3.9 metres from the rear elevation. This is in excess of the guidance as set out within SPD9 which outlines three metre rear extensions on semi-detached properties as generally being considered acceptable. However, it is noted the property is located within a

large plot and the development would be constructed in materials matching those on the main dwelling. In this regard, it is not considered that such a protrusion is unacceptable in this instance given the site circumstances and appearance of the proposal.

In this regard given the site circumstances, it is considered that the whole 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 extension and wall being of a similar appearance to those used in the host dwelling, and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

To the north the single storey extension would be constructed adjacent to the boundary with 146 King George Road and protrude 3.9 metres from the original rear elevation of the property. However, this neighbour also has a rear extension, which has not been annotated on the submitted site plans. However, planning permission was granted at this property in 2018 (ref. ST/1135/17/HFUL) for a rear extension measuring 3.8 metres in length. No side windows are proposed within the elevation facing this property. Therefore given the position of this neighbour's rear extension it is not considered any adverse outlook, overdominance or privacy impacts would occur to this property, or any significant overshadowing impacts.

To the south, the development would not protrude beyond the existing gable elevation of the property and would largely replace an existing single storey rear offshot at the same distance to the southern affected property (150 King George Road), approximately 5.3 metres to the boundary. The only opening would be for a door, and this would face an existing garage building at the neighbouring property. In this regard it is not considered the development would have any adverse outlook, overdominance, privacy or overshadowing implications to this property.

To the west the development would be set over 13 metres from the rear boundary of the property to the affected neighbours at Meldon Avenue, and it is not considered any adverse residential amenity implications would occur to these properties. Given all of 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

Ground Floor - Proposed Drg No A201 Rev B received 23/02/2021
First Floor - Proposed Drg No A202 Rev A received 23/02/2021
Elevations - Proposed Drg No A203 Rev A received 23/02/2021

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

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: 15/04/2021

Authorised Signatory:
Date:

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