DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0263/21/HFUL
Proposal: Rear extension and garage extension with roof alterations
Location: 173 Temple Park Road
South Shields
NE34 0EN

Site Visit Made: 30/04/2021

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

2 SPD9 - Householder Developments

Description of the site and of the proposals

173 Temple Park Road is a semi-detached bungalow located within a predominantly residential area of South Shields. The property has previously been extended through the addition of a conservatory to its rear elevation and benefits from a double garage within its rear garden.

Planning permission is sought for the construction of a single storey extension to replace the existing conservatory to the rear of the dwelling; and for alterations to the existing garage including the installation of a new pitched roof.

Publicity / Consultations (Expiry date: 19/04/2021)

1) Neighbour responses

None received

2) Other Consultee responses

None

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity; and
- Highway capacity and road safety

Design and Impact on Visual Amenity

South Tyneside Local Development Framework (LDF) Policy DM1 states that development, including extensions to existing buildings, should be designed to convey sensitive consideration of their surroundings.

The proposed extension, by virtue of its facing materials and architectural detailing would be acceptable in terms of visual amenity. It would appear subordinate in scale to the host dwelling, while its position of within the rear garden (and adjacent to the side elevation of the dwelling) would also restrict the visibility of the development when viewed from the public road.

The works to the garage would include the addition of a new pitched roof and a small enlargement to its side elevation to form a connection with the house. The alterations would use facing materials to match the host dwelling and would appear sympathetic in design to the character of the extension property, while the garage would still appear subordinate in scale.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1 (B) requires a development to be acceptable in relation to any impact on residential amenity.

The proposed single storey extension would have a 6-metre projection from the rear elevation of the host dwelling. However, it would replace an existing conservatory in the same position, which has a maximum projection of 3.7 metres and a solid brick side elevation facing the adjoining dwelling of 171 Temple Park Road. The neighbouring property benefits from an existing conservatory with a matching projection in a similar position, meaning the proposed extension would only project 2.3 metres beyond its rear elevation. There is also a 1.8-metre-high solid boundary fence/ wall running along the shared boundary between the two dwellings, which the extension would be set behind. The proposed extension would be set off the boundary by 0.15 metres and would have a flat roof design with an eaves height of 2.695 metres.

Taking into account the existing site circumstances as outlined above and the height and position of the proposed extension, it is not considered that the development would result in the creation of an overly dominant feature when viewed from any rear habitable room of the neighbouring dwelling, or result in unacceptable overshadowing. No windows are proposed to the side elevation of the extension facing no. 171, which could have resulted in a loss of privacy.

The extension would be constructed against the side wall of the property, so would not result in any impact on the neighbouring property of 179 Temple Park Road, to the other side of the site. It would also retain an acceptable separation distance to the nearest neighbouring properties to the rear of the site along Mitford Road so as not to appear overbearing or introduce unacceptable overlooking or overshadowing.

Based on the position and size of the existing garage and the retained separation distance, the alterations (including new pitched roof) would not result in an unacceptable impact on the amenity of the occupiers of 173 Temple Park Road or any dwelling to the rear of the site along Mitford Road through overshadowing or loss of outlook.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) as well as the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Highway capacity and road safety

The works to the garage would not result in the loss of any in-curtilage parking at the property, or a reduction in the current 6.3 metre driveway length. Additionally, no new boundary treatment or gates are proposed to be installed which could impact on visibility for either pedestrians or motorists. For these reasons, it is judged that that the proposal would be acceptable in highways safety and capacity terms and would be in accordance with LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

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

Condition

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 Number TPR/173/02/p received on 08/03/2021

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: Josh Kenolty
Date: 07/05/2021

Authorised Signatory:
Date:

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