DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0318/21/HFUL
Proposal: Construction of patio doors in south and east elevation
Location: 209 Sunderland Road
South Shields
NE34 6AQ

Site Visit Made: 14/04/2021

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 terraced house located on the eastern side of Sunderland Road, in the Harton area of South Shields. The neighbours to the north and south (207 and 211 Sunderland Road) are terraced houses and are attached to the application property. Beyond the rear gardens of these properties to the east is a rear lane with dwellings situated on St Mary's Avenue beyond. The highway is located to the west, with further dwellings located at Sunderland Road.

The original proposal sought permission to erect a single storey rear extension, however the proposal was amended partway through the application process to instead comprise of the installation of doors within the ground floor southern and eastern elevation of the existing rear offshoot in place of existing windows. Neighbours were notified of this amendment in line with the Council's Statement of Community Involvement. The proposal also comprises of rendering the ground floor rear of the property to match the render at the front of the property; this has not been applied for formally.

Publicity / Consultations (Expiry date 03/08/2021)

1) Neighbour responses

Two letters of objection received from the same property.

207 Sunderland Road, South Shields - The removal of the original kitchen/scullery at 209 will result in the current internal party wall between 209 and ourselves at 207, becoming an external wall for our property. We wish to be assured that the newly exposed wall will be fully insulated and weathertight.

Another concern of ours is the maintenance of structural integrity of our house and that of 209's during the build. From the plans, it appears, the removal of a significant amount of brickwork will be required in order to achieve the open plan design. Any movement of the current lintel supporting the east wall of 209 could impact negatively on the supporting structure of our lintel. Hopefully if all works conform to the current building standards, our concerns will be allayed.

Comments relate to original proposal. No comments received in relation to the amended scheme.

2) Other Consultee responses

N/A

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 proposal would not be visible from the public domain. The proposed uPVC doors would match those on the existing dwelling, whilst the proposed render at ground floor level would replicate the render used at the front of the property, which is part of the original construction as confirmed by the agent. 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. It is also noted the proposed works would also be permitted development and do not require planning permission.

A condition is suggested with regards to the materials of the proposed extension 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

The proposed alterations to the south and east elevations of the dwelling would have no impact on the neighbours to the north or south (207 and 211 Sunderland Road) by virtue of the position of the existing openings within the dwelling. 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).

Fallback position

It is noted the proposed works are permitted development and would not have required planning permission. However as the scheme has been submitted for consideration, an assessment has been undertaken.

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 No 0A Rec 16/06/2021
Drg No 6A Rec 16/06/2021
Drg No 7A Rec 16/06/2021

Drg No 8A Rec 16/06/2021

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 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: 11/08/2021

Authorised Signatory:
Date:

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