DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0359/21/HFUL
Proposal: Single storey rear kitchen/lounge extension
Location: 39 Brandling Court
South Shields
NE34 8PA

Site Visit Made: 18/06/21

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The site to which the application relates is a two-storey detached property located within an established residential area. The host dwelling is north facing onto Brandling Court in South Shields. The rear garden is enclosed by approx. 1.8m high timber fencing and shrubbery. No. 38 Brandling Court is the adjacent neighbouring property situated to the east of the development site and No. 17 High Trees is the adjacent neighbouring property situated to the west of the development site. No. 17 is orientated so that it overlooks the development site from its rear elevation.

The development proposed is to construct a lean-to single storey extension that will adjoin the western side of the host property's rear (southern) elevation. The proposed development will measure 6m in length and will project 3m from the rear elevation of the host property. The proposed development will incorporate windows and bi-folding doors to its rear (southern) elevation as well as 2no. rooflights to its roof slope. It is due to the fact that the property has had its permitted development rights removed that planning permission is required for the proposed extension.

Publicity / Consultations (Expiry date 19/06/21)

1) Neighbour responses

None received.

2) Other Consultee 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 will have a minimal impact on the character and appearance of the host property and surrounding area. As the extension will be to the rear, it will have little prominence in regard

to the surrounding street scene. The design of the proposed development is considered to be of an appropriate scale and mass to the main dwelling and will consist of materials that match those on the existing property. As such, the proposed extension will be in keeping with the character and appearance of the main dwelling. Its rear projection, at 3m in depth will meet the length that is ordinarily considered to be appropriate in the Council's design guidance for detached houses (SPD9: paragraph 8.1). Therefore, it is considered that the proposal would accord with LDF Policy DM1 (A) and the objectives of SPD9.

Residential Amenity

The impact of the proposed development on the amenity of neighbouring occupants is an important material consideration.

The proposed extension will not result in any harm to the residential amenity of any neighbouring occupier in terms of loss of outlook, daylight or sunlight due to its minimal projection, single storey nature and its location away from any common boundary with neighbouring occupiers. The proposed extension will feature no side windows meaning it will not result in any harm to the residential amenity of any neighbouring occupier in terms of loss of privacy/overlooking.

It is not considered that the proposal has any potential to materially harm the residential amenity of any neighbouring occupier. Therefore, the proposed development is considered to be in accordance with Policy DM1 (B), while having regard to the principles set out in SPD 9.

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

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) and specification(s) as detailed below:

-Existing and Proposed Plans received 23/03/2021
-Proposed East and West Elevation Plan received 23/04/2021
-Proposed Site Layout Plan received 23/04/2021

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 proposed work will form part except where otherwise stated on the application form for planning application ST/0359/21/HFUL, received 23/03/2021. 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 Wellwood
Date: 18/06/21

Authorised Signatory:
Date:

«END»