DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0374/21/HFUL
Proposal: Single storey extension of semi-detached residential dwelling.
Location: 29 West Avenue
South Shields
NE34 6QX

Site Visit Made: 16/06/2021

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)
2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site is a semi-detached property which hosts an existing conservatory and is located within a residential area of South Shields.

The application proposes to construct a single storey extension to the front, side and rear elevation at 29 West Avenue, South Shields. The proposed rear extension would project 4.3m from the rear elevation of the existing dwelling and the side elevation would project 3.85m from the side elevation of the existing dwelling. The total width of the side/rear extension would measure 10m wide and the total length of the extension would measure 13.1m. The side element would project 3.9m from the side elevation of the existing dwelling and the front extension would project 1m beyond the front elevation of the main dwelling. The roof above the garage extension would continue across the front of the dwelling creating a canopy. The eaves would measure a height of 2.5m and the roof ridge to the front elevation would measure a height of 3.2m, the side elevation roof ridge would measure a height of 3.9m and the rear elevation roof ridge would measure 3.75m at its highest point.

The rear elevation would host patio doors, 2 no. kitchen windows and a utility room door and the pitched roof would also host 4 no. roof lights. The side elevation would host 1no. utility room window, a small w.c. window and garage door and the front elevation would host a garage door.

The proposed materials would match the existing dwelling. The extension can be scaled from the drawings.

Plans were amended reducing the projection of the front extension. Neighbours were not re-notified as the amendment to the scheme was a reduction, which is in accordance with the SCI.

Publicity / Consultations (Expiry date 23/06/2021)

1) **Neighbour responses**
   None received
2) **Other Consultee responses**
   Traffic & Road Safety - No response received

Assessment

The main issues relevant to the determination of this application are;

- Design and visual impact;
- Residential amenity; and,
- Highway Safety

Design/Visual Amenity

SPD 9 advises that front extensions should not normally project forward from the original dwelling by more than 1.4 metres and side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour. In this case the front canopy would project 1m from the front elevation of the main dwelling and no windows would be located towards the front of the side extension.

SPD 9 also advises that single storey side extensions should not normally have a width greater than half the width of the existing property. The proposed side extension would measure a width of 3.85m which is more than 3m and more than half the width of the existing dwelling, however only marginally wider at 0.55m and the side elevation would be set back 1m from the side boundary. Taking the above in to account, it is considered that the width of the side extension would not detract from the character / appearance of the existing dwelling and would accord with SPD 9.

The rear element of the proposed extension would not be visible from the public domain. Many of the properties along West Avenue have had alterations and/or extensions and so the proposal at no. 29 would not detract from the character and appearance of the street scene. Furthermore the proposed materials are considered acceptable. Therefore it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

Therefore it is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A), and the associated Supplementary Planning Document (SPD) 9 'Householder Developments'.

Residential Amenity

The attached neighbour (no. 27 West Avenue) is located south of no. 29 West Avenue. The applicant property currently hosts a rear conservatory which is set back 0.8m from the common boundary shared with no. 27 and has a rear projection of 3m. The proposed rear extension would be set back 0.45m from the common boundary shared with no. 27 and would project 4.3m from the rear elevation of the main dwelling. No windows would be located along the side elevation. Although no. 27 hosts an original offshoot to the opposite rear/side corner, it is set back 4m from the common boundary shared with no. 29 and only projects by 1.2m. No. 27 also hosts a rear elevation dining room window, however due to the orientation of the dwellings it is considered that the proposal at no. 29 would not adversely impact the attached neighbour in terms of loss of outlook, privacy, over-dominance or over-shadowing. The front canopy would project 1m from the front elevation of the main dwelling and would be constructed along the common boundary shared with the attached neighbour. Taking in to account the existing bay window and the orientation of both properties it is considered that the front extension would not adversely impact the attached neighbour.

No. 31 West Avenue; the adjacent neighbour located north of the applicant property hosts a rear extension and a two storey side extension which does not host any windows along the side elevation facing no. 29. The rear element of the proposed extension would project 1.4m beyond the rear elevation of the rear extension at no. 31. The side elevation of the proposed extension at no. 29 would host an obscure glazed w.c. window, a garage door and a utility room window. The utility room window would marginally project beyond the rear elevation of the neighbouring rear extension however as this is not a habitable room, the side elevation would be set back 1m from the common boundary shared with no. 31 and taking in to account the existing boundary treatment, it is not considered to have unacceptable impact upon no. 31 in terms of loss of privacy or outlook, over-dominance or over-shadowing.

The neighbours to the front and rear of the applicant property are located at a far away enough distance to not be adversely impacted by the proposed scheme.

Therefore the development is considered to be acceptable in terms of residential amenity and would be in accordance with LDF Policy DM1 (B).

Highway Safety

Traffic and Road Safety (as the local highway authority) were consulted on this proposal however a response was not received. Plans were amended reducing the projection of the garage front elevation so that the driveway would measure a length of 5m. Driveway gates would be located at the end of the driveway and set in 0.2m leaving a length of 4.8m. When taking in to account that a standard garage length is 4.8m, the driveway length is considered to be acceptable. A condition has been included restricting the garage door as a roller shutter door and an informative advising that the gates are to not open out over the existing highway/footpath.

It is therefore considered that the development proposed would accord with policy DM1(G) and the guidance contained within SPD9.

Conclusion

Overall it is considered that the proposal would accord with development plan policy, and so it would be an acceptable form of development.

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(s) as detailed below

Drg. No. 2016 PO5A - received 19/07/2021
Drg. No. 2016 PO6A - received 19/07/2021
Drg. No. 2016 PO7A - received 19/07/2021
Drg. No. 2016 PO8 - received 06/05/2021

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 materials for the proposed garage hereby permitted shall be as those stated on the application form (received 04/05/2021) and email from the agent

(received 19/07/2021). 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.

4 The garage door of the development hereby approved shall be a roller shutter type door / an up and over retractable door of a type which does not project forward of the building line whilst opening or closing. Such a non-projecting garage door shall be retained thereafter.

To provide a satisfactory standard of layout and to ensure that the garage door does not impinge on the use of the drive in the interests of highway safety and 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 NOTE TO APPLICANT
Any gates to not open out over the existing highway/footpath.

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 21/07/2021

Authorised Signatory:
Date: