DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0403/21/HFUL
Proposal: Convert conservatory to habitable rooms including removal of polycarbonate pitched roof and replace with new ERP flat roof with lanterns. New timber decking to rear.
Location: 12 Holly Avenue, South Shields, NE34 7NR

Site Visit Made: 27/05/21

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 semi-detached property located within an established residential area. The host dwelling is south-eastern facing onto Holly Avenue in South Shields. To the rear, there is an existing single storey flat roofed projection which adjoins the north-eastern side of the host property's rear (north-western) elevation. Additionally, there is a conservatory extension which adjoins the south-western side of the host property's rear elevation as well as the side (south-western) elevation of the host's rear projection. Both are situated on an existing raised block paved patio area to the rear. The rear garden is enclosed by 2.9m high boundary hedging. It is also enclosed by a small section of 2m high fencing situated to the south-east of the host's south-western boundary. No. 14 Holly Avenue is the adjacent neighbouring property situated to the north-east of the development site and features an existing raised timber decking area to its to rear. No. 10 Holly Avenue adjoins the host dwelling to the south-west of the development site.

Permission is sought for the conversion of the existing rear conservatory whereby the existing pitched roof will be replaced with a new flat roof. The proposed conversion of the conservatory will incorporate a glazed lantern to the new flat roof as well as Invisifold Doors to its rear (north-western) elevation. An additional glazed roof lantern is also proposed for the host's existing rear projection. The proposed conversion of the conservatory will result in the creation of a larger rear bedroom as well as a new kitchen/dining area. The proposal also relates to a raised timber decking area which will adjoin the rear elevations of the host's existing projection as well as the proposed converted conservatory. The proposed decking will feature a timber guardrail and will be a maximum of 2.5m in height from the ground level of the existing patio area.

Publicity / Consultations (Expiry date 07/06/21)

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 scale of work involved in the conversion of the conservatory is considered to be relatively minor in nature. The small size and scale of the proposed roof lanterns as well the location of the proposed work at the rear of the host property will mean that the proposed conversion of the conservatory will have no significant impact on the character and appearance of the surrounding street scene. The proposed work will result in the use of external render which is not in keeping with the character and appearance of the host dwelling. However, the use of this material is evident within the surrounding area and will be to the rear. Therefore, it is not considered that this element of the proposal would significantly detract from the character and appearance of the host dwelling or local area to such an extent that would sustain a recommendation of refusal.

The proposed timber decking is considered to be suitably well designed and a subservient addition in relation to the main property with similar examples of the proposed development evident in the surrounding area, most notably No. 14 Holly Avenue. The proposed decking will also be located to the rear where it will not be visible from the main street scene and will be obscured by the height of the existing boundary hedging. Therefore, for these reasons it is considered that the proposed decking will have no significant impact on the character and appearance of the surrounding area. Although the proposed use of timber as part of the decking is not in keeping with the character and appearance of the host dwelling, the use of this material is evident within the surrounding area and will be to the rear. Therefore, it is not considered that this element of the proposal would significantly detract from the character and appearance of the host dwelling or local area to such an extent that would sustain a recommendation of refusal.

Residential Amenity

The impact of the proposed development on the amenity of neighbouring occupants is an important material consideration, with particular regard to the adjacent dwelling to the north-east, No. 14 Holly Avenue and the adjoining dwelling to the south-west, No. 10 Holly Avenue.

The proposed work as part of the conversion of the existing conservatory will not result in any harm to the amenity of the occupants of Nos. 10 and 14 in terms of loss of outlook, daylight, sunlight or privacy. This is due to the reduction in the height of the conservatory roof as well as the small size and scale of the proposed roof lanterns with no windows proposed to the side elevations.

The proposed rear decking will not result in any harm to the amenity of the occupants of Nos. 10 and 14 in terms of loss of outlook, daylight or sunlight as it will be of only 2.5m in height and will be obscured by the existing 2.9m high boundary hedging. It is acknowledged that the proposed decking would provide views into the rear garden areas of Nos. 10 and 14. Therefore, it is likely that the proposed decking would have some impact on the privacy of the residents of Nos. 10 and 14. However, the existing 2.9m high boundary hedging will obscure any views from the proposed decking. Therefore, it is the view of the case officer that the proposed decking will not result in such harm to the residential amenity of Nos. 10 and 14 in terms of loss of privacy that refusal of the application could be justified on these grounds.

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), 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) as detailed below:

-Existing and Proposed Plans and Elevations (Drg No 001 Rev 0) received 09/04/2021
-Existing and Proposed Site Plans (Drg Nos 002 and 003) received 09/04/2021

Any minor material changes to the approved plans and specifications will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans and specifications.

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/0403/21/HFUL, received 09/04/2021. 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: 07/06/21

Authorised Signatory:
Date:

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