DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0404/21/HFUL
Proposal: Single storey rear dining room extension with 2no. rooflights.
Location: 273 King George Road
South Shields
NE34 8PN

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 two storey detached property located within an established residential area. The host dwelling is western facing onto King George Road in South Shields. It is an 'L' shaped dwelling due to an existing two storey annex which projects from the southern side of its main rear (eastern) elevation. The rear garden is enclosed by 1.8m high boarded fencing and by the side (western) elevation of the host property's rear detached double garage. This detached garage is situated within the north-eastern corner of the host's rear boundary line. Additionally, there is an existing private accessway to the southern side of the host's front curtilage. This accessway extends along the host property's southern and rear boundaries and provides access to the host's detached rear garage. The host property is separated from the adjacent neighbouring property, No. 275 King George Road, by this accessway. No. 275 is situated to the south of the development site and features an existing single storey projection attached to the southern side of its rear elevation. No. 271 King George Road is the other adjacent neighbouring property situated to the north of the development site and features an existing single storey projection attached to the northern side of its rear elevation.

The development proposed is to construct a single storey rear extension. Due to the 'L' shaped nature of the host property, the proposed rear extension will adjoin the side (northern) elevation of the host's rear annex as well as the northern side of the host property's main rear (eastern) elevation. The proposed development will measure 3.3m in length and will project 3m from the main rear elevation of the host property. The proposed development will incorporate bi-folding doors to its rear (eastern) elevation and 1no. rooflight to each side 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 04/06/21)

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, with particular regard to the adjacent dwelling to the north, No. 271 King George Road and the adjacent dwelling to the south, No. 275 King George Road.

The proposed rear extension will project above the height of the shared boundary treatment with the proposed extension visible from the rear garden area of No. 271. However, the proposed extension will not project beyond the rear elevation of the host property's rear annex. For this reason and given the single storey nature of the proposed development with no side windows proposed, it is not considered that there would be any significant impact to the amenity of the occupants of this property in terms of loss of outlook, daylight, sunlight or privacy.

Given that the proposed extension will not project beyond the rear elevation of the host property's rear annex and given the significant separation distance between the proposed development and No. 275 as a result of the existing accessway, it is considered that the proposal will not result in any harm to the amenity of the occupants of this property in terms of loss of outlook, daylight, sunlight or privacy.

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.

Other Matters

N/A

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

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 0790-3978-931) received 09/04/2021
Proposed Site and Roof Plan received 09/04/2021

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 extension will form part, with the exception of the black metal flue (as detailed on Drg No 0790-3978-931 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 (A).

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
Signed:
Date: 07/06/21

Authorised Signatory:
Date:

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