DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0440/21/HFUL
Proposal: Single storey rear sun lounge extension with 2no. rooflights
Location: 5 Holmfield Avenue, South Shields, NE34 6LU

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 semi-detached property located within an established residential area. The host dwelling is south facing onto Holmfield Avenue in South Shields. There is an existing two storey annex attached to the eastern side of the host's rear (northern) elevation and attached to the western side is an existing single storey projection. This projection also adjoins the side (eastern) elevation of the host's rear annex. The rear garden is enclosed by 1.8m high vertical close boarded fencing. No. 7 Holmfield Avenue is the adjacent neighbouring property situated to the east of the development site and features an existing single storey wrap-around extension attached to its side (western) and rear (northern) elevations. Attached to the rear (northern) elevation of this extension is an existing conservatory extension which projects into No. 7's rear garden area. No. 3 Holmfield Avenue adjoins the host dwelling to the west of the development site.

The development proposed is to construct a single storey extension that will adjoin and project 5.8m from the rear (northern) elevation of the host property's rear annex. The proposed development will incorporate 2no. windows to its rear (northern) elevation and large patio doors to its side (western) elevation as well as 1no. large rooflight to each side roof slope.

Publicity / Consultations (Expiry date 17/06/21)

1) Neighbour responses

An objection has been received from the occupant of No. 7 Holmfield Avenue, with comments on the following grounds:

The length of proposed extension goes beyond my own house. The current modifications to 5 Holmfield Ave have reduced the natural sunlight that comes into my garden. I would be happy if the extension did not pass my own house but from the plans it clearly does. I do not want to look upon my neighbour's extension when in my garden.

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. 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 east, No. 7 Holmfield Avenue and the adjoining dwelling to the west, No. 3 Holmfield Avenue.

An objection has been submitted by the occupant of No. 7. The content of this objection is noted.

The proposed extension will be raised above the height of the shared boundary treatment with the proposed extension visible from No. 7's rear conservatory (this conservatory projects from the rear of No. 7's wraparound extension) and rear garden area. No. 7 raised concerns in relation to the impact the proposed rear extension would have in regard to loss of light, specifically direct sunlight to their rear garden area. Any shadowing or loss of direct sunlight to No. 7's rear conservatory and rear garden area would be limited to a short period of the late afternoon due to the way in which the sun travels and the orientation of No. 7's rear conservatory and garden meaning the proposed extension would not result in such significant harm to the amenity of the occupants of this property so as to sustain a recommendation of refusal. Additionally, No. 7 raised concerns in relation to the impact the proposed rear extension would have in regard to loss of outlook as a result of the extension projecting beyond No. 7's existing rear conservatory. Given that the proposed extension will only project minimally above and beyond No. 7's rear conservatory and given its single storey nature, it is considered that the proposed extension would not result in such significant harm to the amenity of the occupants of this property in terms of loss of outlook, overshadowing and daylight loss that refusal of the application could be justified on these grounds. The proposed extension will contain no windows that provide any direct views of any of No. 7's habitable windows or rear garden area meaning it will not result in any harm to the amenity of the occupants of this property in terms of loss of privacy/overlooking.

The proposed extension for the host property will be set away from the shared boundary with No. 3 and will be of only one storey in height. Therefore, the proposal will not result in any harm to the amenity of the occupants of this property in terms of loss of outlook, daylight or sunlight. Patio doors are proposed to the side (western) elevation of the extension which will face the rear garden of No. 3. However, given the distance between the shared boundary with No. 3 and the proposed doors it is not considered that there would be a significant impact on privacy.

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:

-Proposed Ground Floor Plan and Elevations Drg No 1 Rev A received 23/04/2021
-Proposed Site and Roof 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 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 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: