DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0471/21/HFUL
Proposal: Extend existing porch 1900mm to accommodate a downstairs toilet.
Location: 41 Birkdale
South Shields
NE33 3JF

Site Visit Made: 03/09/2021

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The site to which the application relates is a semi-detached dwelling located within an established residential area. The host dwelling is south-eastern facing onto Birkdale in South Shields. There is an existing single storey porch attached to the host property's side (north-eastern) elevation. The side and rear curtilage of the host property is enclosed by approximately 1.8 metre high close boarded fencing. Immediately to the north-east and north-west, beyond the host's property's boundaries, is a public footpath which separates the host property from the rear garden areas of the adjacent properties situated along Gleneagles.

The development proposed is to construct a single storey lean-to extension that will adjoin the host property's side elevation as well as the rear (north-western) elevation of the host's existing porch. The proposed development will measure 1.9 metres in length and will project 0.85 metres from the side elevation of the host property. The proposed development will incorporate a small window to its rear (north-western) elevation. It is, due to the fact that the property has had its permitted development rights removed, that planning permission is required for the proposed work.

A new 21-day re-consultation period (beginning 16/08/2021) was required as a result of an incorrect ownership certificate completed as part of the application form for the planning application.

Publicity / Consultations (Expiry date: 24/08/2021 and 06/09/2021)

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 development is considered to be suitably well designed and a subservient addition in relation to the main property. Although visible from the public domain, the proposed extension will feature materials that would match the existing property meaning it will not result in any harm to the character and appearance of the host dwelling or surrounding area. The proposed side extension would measure approximately 0.85 metres wide meaning it would measure less than half the width of the original dwelling in line with the Council's design guidance (SPD9: paragraph 6.3). Therefore, it is judged that the overall development would convey sensitive consideration of its surroundings, while having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Residential Amenity

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

The proposed development will not result in any significant harm to the amenity of the occupants of any neighbouring property in terms of loss of outlook, daylight, sunlight or privacy. This is due to the separation distance created by the public footpath, the fact that the proposed extension will not project above the height of the host property's existing side porch and the fact that it will not project significantly beyond the existing porch to the north-west or beyond the host's main rear building line.

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 the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the National Planning Policy Framework.

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 plans as detailed below:

- Existing and Proposed Ground Floor-Site Plan, Side Elevation and Site Location Plan (Sheet 1 of 2) received 14/07/2021

- Existing and Proposed Elevations and Section (Sheet 2 of 2) received 14/07/2021

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 revised application form for planning application ST/0471/21/HFUL, received 18/08/2021. 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: 07/09/21

Authorised Signatory:
Date:

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