DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0491/21/HFUL
Proposal: Single and two storey side and rear extension
Location: 19 West Drive
Cleadon
SR6 7SJ

Site Visit Made: 16/06/2021

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for a single and two storey side and rear extension at 19 West Drive, Cleadon. The semi-detached property is located within a well-established residential area of Cleadon. The property has a garden and driveway to the front and a detached garage to its side. The property has previously been extended to the rear through the addition of a kitchen extension and rear conservatory.

Neighbouring properties no. 16 and 18 West Drive (located on the opposite side of the road) have recently had a two storey side extensions constructed. No. 41 West Drive was also recently given planning permission for a two storey side extension where the roof ridge is set down and the front elevation is set back from the main dwelling. No. 17 West Drive (the attached neighbour) hosts a flat roof two storey side extension where the front elevation is marginally set back from the front elevation of the main dwelling.

The side extension would measure a width of 3m and would be set back 0.64m from the common boundary shared with the adjacent neighbour. The pitched roof ridge of the proposed side extension would be set down 1m from the roof ridge of the main dwelling. The first floor front elevation would be set back 0.8m from the front elevation of the main dwelling and from the proposed front porch which would replace the existing porch. The rear element of the extension would project 3.3m matching the depth of the existing kitchen extension. The front elevation would host a hallway door/window and bedroom window, the side elevation facing no. 21 would host a w.c, utility and en-suite window, and the rear elevation would host a bedroom window and a living/dining area window. Bi-fold doors would replace the existing kitchen window/patio doors.

The architectural style and facing materials of the development would match the host dwelling.

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

1) **Neighbour responses**
   None
2) **Other Consultee responses**
   None

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;
- Highway capacity and safety

Design and Impact on Visual Amenity

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

The works comprise the construction of a two storey extension to the side of the dwelling. Two-storey side extensions can create a terracing effect within the street scene and give rise to inappropriate design. To achieve the desired subordinate appearance and to minimise any terracing effect, SPD 9 advises that a two-storey side extension on a semi-detached property should:

- retain a minimum 1m offset between the extension and the side boundary of the application site;
- provide a minimum 1m set-back between the front wall of the upper storey extension and the main front wall of the house.
- provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling.

Consideration must be given to the width of the proposed side-extension in relation to the existing property. Side extensions which are excessively wide can undermine the character of the street and of the existing property. To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage, whichever is the greater. In this instance the proposed extension would have a width of 3m which is half the width of the existing original dwelling.

SPD 9 is clear that site-specific circumstances of the property will always be taken into account however; and may allow for development opportunities beyond the guidelines set out in this document.

In this instance, the two storey extension would have a 0.8m set back from the main house front at first floor level. When taking in to account the attached neighbour hosts a two storey side extension which is marginally set back from the front elevation of the main dwelling it is considered that the proposed set back is acceptable. The extension would be set back 0.64m from the side boundary. Although this set-back would be 0.36m less than recommended by SPD 9, the difference is not considered to be significant and when also taking into account the proposals width. The roof shape would correspond with the roof shape of the existing dwelling and host a lower roof ridge by 1m. Furthermore, the two storey side extensions constructed along West Drive all slightly differ in the front and side set back measurements.

Given the setback of the extension from the front, the sensitive roof form, and the proportionate height and width of the extensions, it is considered that a sufficient degree of subservience will be achieved as a result. The proposed side extension would have a sufficient degree of visual subordinance within the street scene and would not create any harmful terracing effect due to the form of the development on the adjacent site.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The adjacent property (no. 21 West Drive) is located north west of the applicant property and hosts a garage detached from the main dwelling but is attached to the garage at no. 19 along the common boundary. The adjacent neighbour also hosts a single storey rear extension which is attached to the garage. The side elevation of no. 21 hosts the main access door to the property and an obscure glazed window which appears to serve a w.c. The front elevation of the proposed extension would not project beyond the front elevation of the existing dwelling. The side elevation would be set back 0.64m from the common boundary shared with no. 21 and would host 3 no. windows; a first floor en-suite window, a ground floor w.c. window and utility window. A condition has been included restricting the en-suite and w.c. windows as obscure glazed. When considering the existing boundary treatment which measures 1.8m high and that the utility room is not a habitable room, the window is considered to not impact the adjacent neighbour in terms of loss of privacy.

The two storey rear extension would project 3.3m beyond the rear elevation of the main dwelling. At ground floor level the rear elevation of the proposed extension would not project beyond the rear elevation of the rear extension at no. 21. Although the first floor of the proposed extension at no. 19 would project 3.3m beyond the rear elevation of the main dwelling of no. 21, the closest window along the rear elevation of no. 21 is a landing window. The proposed extension would also be set back 3.64m from the side elevation of no. 21 and a garage is located in between. Therefore it is not considered that the proposed extension would not have a detrimental impact on the occupiers of no. 21 West Drive.

The adjacent neighbour (no. 17 West Drive) is located south east of the applicant property. The front elevation of the proposed extension would not project beyond the front elevation of the existing dwelling. No. 19 currently hosts a single storey rear extension which projects 3.2m from the rear elevation of the main dwelling. The two storey element of the rear extension would match the projection of the existing rear extension and be set back 4.4m from the common boundary shared with the attached neighbour. Taking the above in to account it is considered that the proposed development at no. 19 would not have an adverse impact upon the attached neighbour in terms of loss of privacy, outlook, over-dominance and over-shadowing.

Neighbours opposite the applicant property along West Drive are located at a far away enough distance to not be adversely impact by the proposal. There are no properties located to the rear of no. 19.

It is considered for the reasons elaborated above that the proposal would be acceptable in relation to the impact on the residential amenities of the occupiers of the neighbouring properties and in accordance with Policy DM1 criterion B of the Local Development Framework Development Management Policies and the associated SPD9.

Highway capacity and safety

Although the development would result in the loss of the existing garage at the property; it would retain a 5.93m length driveway for off-street parking.

It is therefore judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), the associated Supplementary Planning Document (SPD) 9 ‘Householder Developments’, and the requirements of the NPPF.

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. A200 – Received 06/05/2021
Drg no. A201 – Received 06/05/2021
Drg no. A202 – Received 06/05/2021
Drg no. A203 – 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 extension hereby permitted shall be as those stated on the application form (received 06/05/2021). 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 ground floor w.c. window and first floor en-suite window shown within the proposed side (north west facing) elevation on drawing no. A203 (received 06 May 2021) facing the common boundary with 21 West Drive shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The form of windows and obscure glazing shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential 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 (paragraphs 186 & 187) 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: Emma Thomas
Signed: Emma Thomas
Date: 21/07/2021

Authorised Signatory:
Date:

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