## DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

**Ref No:** ST/0519/21/HFUL
**Proposal:** Ground floor rear extension
**Location:** 58 West Avenue, South Shields, NE34 6BD

**Site Visit Made:** 29/06/21

## 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 semi-detached dwelling located within an established residential area. Th host property is western facing onto West Avenue in South Shields. It is an 'L' shaped dwelling as result of a single storey offshoot to the south side of its main rear (eastern) elevation. The host property also features a paved driveway to the southern side of its front curtilage. This driveway extends into the host property's rear curtilage and runs up to an existing flat roofed detached garage. The host property's southern boundary is situated along the centre of this driveway. As a result, the adjacent neighbouring property situated to the south of the development site, No. 56 West Avenue, shares this driveway which extends into its rear curtilage and runs up to an existing flat roofed detached garage. No. 60 West Avenue adjoins the host dwelling to the north of the development site and is an 'L' shaped dwelling as result of a single storey offshoot to the north side of its main rear (eastern) elevation. No. 60 features a wraparound conservatory extension which adjoins its main rear (eastern) elevation as well the side (southern) and rear (eastern) elevations of its offshoot. The rear garden of the host property is enclosed by 1.8m high timber fencing as well as by the side (northern) elevation of the host's detached rear garage.

The development proposed is to construct a flat roofed wraparound single storey extension that will adjoin the host property's main rear elevation as well as the side (northern) and rear (eastern) elevations of the host's offshoot. The proposed extension will project 6m from the main rear elevation of the host property and 2.9m from the rear of the host's offshoot with an overall length of 7.1m. The proposed extension will result in the creation of a new kitchen area and orangery. The extension will incorporate French doors to its rear (eastern) elevation and an outward opening door to its side (southern) elevation as well as windows to its rear and side elevations. The proposed extension will also incorporate 2no. glazed lanterns to its roof.

**Publicity / Consultations** (Expiry date 24/06/21)

**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. 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 adjoining dwelling to the north, No. 60 West Avenue and the adjacent dwelling to the south, No. 56 West Avenue.

The proposed extension will be built right up to the shared boundary with No. 60 with the roof of the extension highly visible from No. 60's rear garden. However, as the extension will be of only one storey in height it will not result in any significant harm to the amenity of the occupants of No. 60 in terms of loss of outlook, daylight or sunlight to their garden area. Additionally, it is noted that the proposed extension will also be highly visible from No. 60's existing rear conservatory which features windows to its side (southern) elevation which will directly face the proposed development site at close proximity. As a result, the proposed extension will have some impact in terms of loss of light and outlook given the height of the proposed extension. However, due to the single storey nature of the proposed extension as well as the fact that it will not project significantly above or beyond No. 60's existing conservatory, the impact is not considered to be so detrimental as to warrant refusal. Windows are proposed to the side (northern) elevation of the extension which will face the boundary with No. 60 at close proximity. Therefore, it is likely that the proposed extension would have some impact on the privacy of the residents of this property. However, the proposed windows will be high-level windows set above the 1.8m hight boundary treatment meaning any impact is not considered to be adverse. Additionally, given the height of the proposed windows a condition for the windows to be obscurely glazed up to 1.7m above floor level would not be deemed necessary in this instance. Therefore, for the above reasons it is the view of the case officer that the proposed windows will not result in such harm to the residential amenity of the occupants of this property that refusal of the application could be justified on these grounds.

It is the view of the case officer that the proposal will not result in any significant harm to the amenity of the occupants of No. 56 in terms of loss of outlook, daylight or sunlight. This is due to the single storey nature of the proposed extension which will be located away from the shared boundary where there will be significant separation distance created by the existing driveway and No. 56's detached rear garage. Windows are proposed to the side (southern) elevation of the extension which will face the shared boundary with No. 56. However, given the distance between the shared boundary with No. 56 and the proposed windows as well as the high level nature of these windows 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

**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 Elevations Plan received 10/05/2021
-Proposed Ground Floor Layout Plan received 10/05/2021
-Proposed Site Layout Plan received 10/05/2021

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 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/0519/21/HFUL, received 10/05/2021. 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.

**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:** 02/07/21

**Authorised Signatory:**
**Date:**

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