

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0555/21/HFUL
Proposal: Proposed detached garage. Proposed single storey side extension.
Proposed porch. Proposed single storey rear extension.
Location: 8 Shelley Avenue
Boldon Colliery
NE35 9EA

Site Visit Made: 27/07/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

This application relates to an east facing semi detached dwellinghouse. The property is located on a corner plot and there is a front, side and rear garden which widens to the south and west. There is a conservatory to the rear and a detached outbuilding to the south which is linked to the host property by a lean to roof.

This application seeks full planning permission to construct a single storey side extension, a single storey rear extension, a porch and a detached garage.

Amended plans were received on 18/08/2021 which showed a reduction in projection of the rear extension. Neighbouring properties have not been notified of the changes, having regard to the Council's SCI for the proposed changes would not materially affect the residential amenity of neighbouring properties over and above the scheme that they were previously notified of.

Publicity / Consultations (Expiry date: 06/08/2021)

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

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010. The main considerations are the impacts the development will have on visual and residential amenity. SPD9 sets out guidance on householder developments whilst LDF Policy DM1 seeks to preserve visual and residential amenity.

Side Extension

The proposed side extension would be set a minimum of 3m from the site's southeastern boundary with 10 Shelley Avenue. That property is set approximately 4m from the shared boundary. Given the small

scale of the side extension, which would be 2m in width and 3.8m in depth, and the distance from No. 10, it is not considered that there would be significant harm to the residential amenity of that property particularly in terms of loss of outlook, overdominance or overshadowing. There would be no significant harm upon No. 10 in terms of loss of privacy.

The proposed side extension would be screened from No. 6 Shelley Avenue to the north by the host property and so would not result in any significant harm to the residential amenity of that property. Given the small scale of the side extension in relation to the host property, there would be no significant harm to the visual amenity of the area.

Rear Extension

The proposed rear extension would project 3.6m along the boundary with No. 6 Shelley Avenue to the north. As existing there is a conservatory adjacent to the boundary which projects 3.2m. Consequently the projection along the boundary would increase by 0.4m. It is not considered that this additional projection along the boundary would result in such significant harm to the residential amenity of No. 6 to warrant refusal, particularly in terms of loss of outlook, overdominance or overshadowing. There would be no windows in the northern elevation of the rear extension and so there would be no significant harm upon No. 6 in terms of loss of privacy.

The rear extension would result in no significant harm to the amenity of any other neighbouring properties. It would be acceptable in terms of design and would have no significant harm upon visual amenity.

Porch

The proposed porch would project 1.5m from the principal elevation of the host property. This would be 0.1m in excess of the 1.4m projection standard as set out in SPD9. Whilst there are no porches in the immediate vicinity, it is not considered that the proposed porch would result in significant harm to the visual amenity of the area. There is also a reasonable fall back position of constructing a slightly smaller porch under permitted development rights; it is not considered that the proposed porch would result in any significant further harm to the visual amenity of the area than that fall back position. The proposed porch would not result in any significant harm to the residential amenity of any neighbouring properties. Whilst the porch would reduce the overall driveway length at the property, a driveway length of 6.043m would remain and this would allow sufficient vehicle parking space within the curtilage.

Garage

It is proposed to erect a detached garage adjacent to the site's southeastern boundary with No. 10 Shelley Avenue. SPD9 states that detached garages should be subordinate to and reflect the character of the existing dwelling. Poorly designed detached garages can be overly dominant and be detrimental to the character of the area. SPD9 states that the garage should be located to minimise impact on the street scene and where possible, detached garages should be located to the side of the dwelling and set back from the front wall of the existing dwelling. A driveway length of 5.5m should also be retained.

The proposed garage would be set 12.4m back from the site's front boundary and would be predominantly obscured from the public domain by the host property. Whilst some views of the garage would still be afforded from the front, it is not considered that they would result in unacceptable harm to the visual amenity of the area. The large structure of the garage would also be viewed from the public open space to the rear but when read against the backdrop of residential properties and ancillary buildings it would not result in significant harm to the visual amenity of the area.

The garage would be partly obscured from No. 10 Shelley Avenue by that property's own detached garage. Where not obscured, the garage would be set approximately 4m from that property and it is not considered that there would be a significant level of harm to the residential amenity of that property, particularly in terms of loss of outlook, overdominance or overshadowing. The garage would be set a minimum of 12m from the boundary with No. 6 Shelley Avenue and so would not lead to any significant harm to the residential amenity of that property given that distance. The garage would not lead to the significant loss of privacy to any neighbouring properties.

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, or the visual amenity of the area. Consequently the proposal would comply with all relevant local and national planning policy; the application is therefore recommended for approval.

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

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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: Seán Gallagher

Signed:

Date: 06/09/2021

Authorised Signatory:

Date:

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