

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0571/21/HFUL
Proposal: Demolish existing conservatory and construct new single storey rear sun lounge extension with 2No. rooflights.
Location: 95 Hawthorn Drive
Jarrow
NE32 4EQ

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 two-storey detached property located within an established residential area. The host dwelling is orientated so that it is eastern facing at the end of the cul-de-sac of Hawthorn Drive in Jarrow and features an existing conservatory extension to the northern side of the its rear (western) elevation. The rear garden is enclosed by 1.8m high timber fencing and shrubbery. No. 93 Hawthorn Drive is the adjacent neighbouring property situated to the north of the development site and is orientated so that it is south-eastern facing onto Hawthorn Drive. Located directly to the south, beyond the host property's boundary, is undeveloped land and directly to the west, beyond the host property's boundary, is Hedworth Lane.

The development proposed is to construct a single storey extension that will adjoin and project 4m from the host property's rear elevation. The proposed extension will span across the rear elevation of the host property, encompassing the existing rear conservatory. The extension will incorporate patio doors to its rear (western) elevation as well as 2no. rooflights to its roof slope.

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. Its rear projection, at 4m in depth will meet the length that is ordinarily considered to be appropriate in the Council's design guidance for detached houses (SPD9: paragraph 8.1). 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 north, No. 93 Hawthorn Drive.

The proposed extension will be set 5.8m away from the shared boundary with No. 93 and will be of only one storey in height with no side windows proposed. 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, sunlight or privacy.

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, 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 (Drg No.489/3525) received 10/05/2021
- Proposed Elevation Plan (Drg No.1) received 10/05/2021
- Proposed Site and Roof 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 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: 02/07/21

Authorised Signatory:

Date:

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