

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0644/21/HFUL
Proposal: Rear extension, small side extension incorporating a garage conversion.
Location: 13 Cheviot Road , Jarrow
NE32 5NT

Site Visit Made: 03/09/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

The site to which the application relates is a semi-detached dwelling located within an established residential area. The host dwelling is south-western facing onto Cheviot Road in Jarrow. The Monkton Conservation Area bounds the property. The host property features a paved driveway to the north-western side of its front curtilage. This driveway extends up to an existing flat roofed detached garage situated within the host property's rear curtilage. The rear garden is enclosed by 1.8 metre high close boarded fencing. No. 15 Cheviot Road adjoins the host dwelling to the south-east of the development site and No. 11 Cheviot Road is the adjacent neighbouring property situated to the north-west of the development site. No. 11 features an existing flat roofed extension which projects from the south-eastern side of its rear (north-eastern) elevation into its rear curtilage. This extension adjoins the side (north-western) elevation of the host property's detached garage. No. 11 also features an existing conservatory to the (north-western) side of its rear elevation.

The proposal relates to single storey side and rear extensions. The proposed side extension will adjoin and project approximately 2.5 metres from the host property's side (north-western) elevation. The proposed rear extension will adjoin and project approximately 2 metres from the host property's rear (north-eastern) elevation. The rear extension will incorporate bi-folding doors to its rear (north-eastern) elevation as well 2no. rooflights to its roof slope. A section of the rear extension will project to the north-west a further 2.5 metres beyond the side (north-western) elevation of the host property where it will adjoin the rear (north-eastern) elevation of the proposed side extension and the front (south-western) elevation of the host's existing garage. The proposal also relates to a garage conversion and a flat to pitched roof extension whereby the roof of the existing garage will be extended to meet the pitched roof of the proposed extensions.

Publicity / Consultations (Expiry date: 27/08/2021)

1) Neighbour responses

A representation was received via email (26/08/2021) from the occupants of No. 11 Cheviot Road with a question regarding rainwater drainage. A detailed response to this question was supplied by the Case Officer with no further comments received from the occupants of No. 11 following this response.

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
- Highway Safety and Off-Road Parking.

Design/Visual Amenity

The proposed side extension will be visible from the public domain. The proposed development therefore should have particular regard to the character and appearance of the surrounding area.

The proposed side extension would measure approximately 2.5 metres wide meaning it would measure less than half the width of the original dwelling with no terracing effect created in line with the Council's design guidance (SPD9: paragraph 6.3). The proposed rear extension and garage roof extension will have a minimal impact on the character and appearance of the host property and surrounding area. The extensions will be to the rear meaning they will have little prominence in regard to the surrounding street scene. The design of the proposed extensions are 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 extensions will be in keeping with the character and appearance of the main dwelling. The projection of the proposed rear extension at approximately 2 metres in depth will meet the length that is ordinarily considered to be appropriate in the Council's design guidance (SPD9: paragraph 8.1). Therefore, the design, scale and massing of the proposed development is of an acceptable standard. Although there are minimal similar examples of the proposed development in the surrounding area, the proposed development is in accordance with the Council's design guidance set out in SPD9 and will consist of materials that match those on the existing property. Therefore, it is not considered that the proposed development would significantly detract from the character and appearance of the main dwelling or the surrounding area to such an extent that would sustain recommendation for refusal. On balance, it is considered that the whole proposal is acceptable in terms of its design and local visual amenity meaning it 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 with particular regard to No. 15 Cheviot Road to the south-east and No. 11 Cheviot Road to the north-west.

No. 15 will experience no adverse impact from the proposed extension to the side of the host property due to the work taking place on the opposite side of the property as to which this property is situated meaning there will be no loss of light, outlook or privacy. The proposed rear extension will project above the shared boundary with No. 15 and within close proximity to it. As a result, the extension will be highly visible from its rear garden area and from its rear ground floor window situated adjacent to the shared boundary treatment. However, it must be noted that the existing 1.8 metre high boundary treatment adjacent to the rear window already impacts the level of light and outlook that this window receives. As such, for this reason and given the extension's minimal projection, its single storey nature and its position to the north west with no side windows proposed it is not considered that it will result in any significant harm to the amenity of the occupants of this property in terms of loss of outlook, daylight, sunlight or privacy. The proposed roof extension over the garage will be visible from No. 15's rear garden area. However, given the minimal increase in height of the garage roof and the separation distance it is the view of the case officer that any impact to the residential amenity of No. 15 as a result of loss of outlook and light to the rear garden area will be minimal. As part of the proposed garage conversion, windows are proposed to the side (south-eastern) elevation which will face the rear garden

of No. 15. However, given the distance between the shared boundary with No. 15 and the proposed windows it is not considered that there would be a significant impact on privacy.

The proposed extension to the side of the host property will not result in any significant harm to the amenity of the occupants of No. 11 given its single storey nature, minimal projection and given that it will not be visible from any of its habitable windows. The proposed extension to the rear of the host property will project up to the shared boundary with No. 11 and will be visible from the rear garden of this property and from its rear conservatory. However, given its single storey nature, its minimal projection and given that it would not extend significantly above the height the host property's existing garage with no side windows proposed it is not considered that there would be a significant reduction in residential amenity of the occupants of No. 11 in terms of loss of outlook, overdominance, overshadowing or privacy. The proposed roof extension over the garage will be visible from No. 11's rear garden area and conservatory. However, given the minimal increase in height of the garage roof and the separation distance created by No. 11 existing extension it is the view of the case officer that any impact to the residential amenity of No. 11 as a result of loss of outlook and light will be minimal.

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.

Highway Safety and Off-Road Parking

The proposed development will result in the loss of the garage as a useable parking space. However, an acceptable driveway length to the front will remain and vehicles can continue to be parked here without affecting the public footpath. Therefore, the proposal would be acceptable in terms of highways safety and would be in accordance with LDF Policy DM1 (G).

Summary

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 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 Elevations received 01/07/2021
 - Existing and Proposed Ground Floor received 01/07/2021
 - Existing and Proposed Roof Plan received 01/07/2021
 - Existing and Proposed Side Elevations received 01/07/2021

- Existing and Proposed Site Plan received 28/07/2021

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 application form for planning application ST/0644/21/HFUL, received 15/06/2021. 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

- 3 Your attention is drawn to the Party Wall Etc. Act 1996 which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:
<https://www.gov.uk/party-wall-etc-act-1996-guidance>

Case officer: James Wellwood

Date: 03/09/21

Authorised Signatory:

Date:

«END»