DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0669/21/HFUL
Proposal: Proposed single storey rear & side extension
Location: 2 Carnoustie Drive
South Shields
NE34 8BN

Site Visit Made: 11/08/2021

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 situated on a corner plot and is south facing onto Carnoustie Drive in South Shields. The host property features a paved driveway to the eastern side of its front curtilage. This driveway extends up to an existing flat roofed garage attached to the side (eastern) elevation of the host property. There is an existing single storey projection attached to the eastern side of the host property's rear (northern) elevation. The rear garden is enclosed by approximately 1.5m high timber fencing along its rear (northern) boundary, by approximately 2m high brick walling with approximately 0.3m high timber fencing above along its eastern boundary and by approximately 1.5m high timber fencing along its western boundary. To the east of the development site, beyond the host property's boundary, is Sunderland Road. No. 4 Carnoustie Drive adjoins the host dwelling to the west of the development site and features a conservatory to its rear (northern) elevation.

The proposal relates to a side and rear extension which shall adjoin each other to form an 'L' shaped extension. The proposed side extension will replace the existing garage and will adjoin and project approximately 2.9m from the side elevation of the host property. This extension will feature a pitched hip roof and will incorporate windows to its front (southern) elevation as well as a rooflight to its side roof slope. The proposed rear extension will adjoin and project approximately 2m from the eastern side of the host property's rear elevation. This extension will feature a pitched hip roof with patio doors to its rear (northern) elevation and windows to its side (western) elevation as well as 1no. rooflight to its rear roof slope.

Publicity / Consultations (Expiry date: 04/08/2021)

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
- Highway Safety and Off-Road Parking.

Design/Visual Amenity

Due to the corner plot location of the host property the proposed extensions to the side and rear of the host property will be visible from the public domain. Therefore, the proposed development should have particular regard to the character and appearance of the surrounding area.

The design of the proposed extensions to the side and rear of the host property 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. The proposed side extension would measure approximately 2.9m wide meaning it would measure less than half the width of the original dwelling in line with the Council's design guidance (SPD9: paragraph 6.3). The projection of the proposed rear extension at 2m in depth will meet the length that is ordinarily considered to be appropriate in the Council's design guidance for semi-detached houses (SPD9: paragraph 8.1). Therefore, it is judged that the overall development would convey sensitive consideration of its surroundings, while having regard to scale and proportions and use of materials and 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. 4 Carnoustie Drive to the west.

No. 4 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 height of the shared boundary with No. 4 with the extension visible from No. 4's rear garden area. However, as the extension will be of only one storey in height and will not project significantly above or beyond No. 4's existing conservatory it will not result in any significant harm to the amenity of the occupants of this property in terms of loss of outlook, daylight or sunlight to their garden area. Additionally, it is noted that the proposed extension will be highly visible from No. 4's existing rear conservatory which features windows to its side (eastern) elevation which will directly face the proposed rear extension. As result, the proposed extension will have some impact in terms of some loss of light and outlook given the height and projection of the proposed extension. However, given the single storey nature of the proposed development, its location away from the shared boundary and the fact that it will not project significantly above or beyond No. 4's conservatory the impact of the proposed development is not considered to be so detrimental as to warrant refusal. Any shadowing or loss of direct sunlight to No. 4's conservatory would be limited to a short period of the early morning due to the way in which the sun travels and the location of the proposed development to the east meaning the extension would not result in significant harm.

The proposed extension to the rear of the host property includes windows located in the side (western) elevation which will face the shared boundary with No. 4. Therefore, it is likely that the proposed extension would have some impact in terms of loss of privacy. However, the host property already features an existing window which faces the shared boundary from a similar distance as the proposed windows. Additionally, the impact of the proposed windows will be reduced as a result of the screening provided by the existing fencing erected along the shared boundary which partially obscures the proposed windows. Therefore, for the above reasons and given the distance of the proposed windows from the shared boundary it is not deemed necessary in this instance to attach a condition for the proposed windows to be obscurely glazed and it is the view of the case officer that the proposed windows are unlikely to result in such a severe increased loss of privacy when compared to the existing situation to sustain a recommendation of refusal.

The proposed extensions will not result in any harm to the residential amenity of any other nearby occupants given that they will be located at a significant distance away from any common boundaries with neighbouring properties.

With regard to all of the above the impact of the proposed development on neighbouring amenity is considered to be acceptable. 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.

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 will remain to the front of the host property where vehicles can continue to be parked 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, 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 and G), 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 plans as detailed below:

- Proposed Plan and Elevations received 23/06/2021
- Proposed Site Plan received 23/06/2021

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: 05/08/21

Authorised Signatory:
Date:

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