DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0729/21/HFUL
Proposal: Single storey extension at front of house to provide an entrance porch and enlarged living room. Two storey side extension to provide a bedroom at first floor and a study and bathroom at ground floor.
Location: 171 Harton House Road
South Shields
NE34 6EA

Site Visit Made: 26/07/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for a single storey extension to the front of the house to provide an entrance porch and enlarged living room. A two storey side extension to provide a bedroom at first floor and a study and bathroom at ground floor is also proposed at 171 Harton House Road, South Shields. The semi-detached property is located within a well-established residential area of South Shields. The property currently hosts a rear extension which projects 1.6m beyond the side elevation and is visible from Harton House Road.

The side extension would measure a width of 2.19m at ground floor level and 1.52m wide at first floor level. The side elevation at ground floor level would be set back 0.33m from the side boundary and the side elevation at first floor level would be set back 1m from the same side boundary. The front elevation would be set back 1m from the front elevation of the main dwelling and the first floor would host a bedroom window. The rear elevation would fall flush with the rear elevation of the main dwelling and also host a bedroom window. The pitched roof ridge of the proposed side extension would be set down 0.3m from the roof ridge of the main dwelling. The side elevation would host 1 no. ground floor bathroom window and 1 no. first floor bathroom window.

The proposed front porch would be set back 0.25m from the common boundary shared with the attached neighbour and set back 0.33m from the common boundary shared with the adjacent neighbour. The porch would project 1.4m from the front elevation of the main dwelling and the front elevation in front of the side extension would be set back 0.25m to allow for a 5m length driveway. The front elevation would host the main front door, the living room window and a study window. The roof ridge would measure 3.65m high to the front of the side extension and measure 3.4m high to the front of the main dwelling. The eaves height would measure 2.4m high. The roof pitch would also continue along the side elevation of the side extension where the first floor is set in from the ground floor level.

The existing brick wall along the front boundary is also proposed to be removed.

The architectural style and facing materials of the development would match the host dwelling.

Following discussions with the applicant the plans were amended a number of times setting back the side elevation of the side extension and the porch front elevation. Neighbours were not re-consulted as the amendments were reductions, which is in accordance with the SCI.

Publicity / Consultations (Expiry date 05/08/2021)

1) **Neighbour responses**
   None received
2) **Other Consultee responses**
   None

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 capacity and safety

Design and Impact on Visual Amenity

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

The works comprise the construction of a two storey extension to the side of the dwelling. Two-storey side extensions can create a terracing effect within the street scene and give rise to inappropriate design. To achieve the desired subordinate appearance and to minimise any terracing effect, SPD 9 advises that a two-storey side extension on a semi-detached property should:

- retain a minimum 1m offset between the extension and the side boundary of the application site;
- provide a minimum 1m set-back between the front wall of the upper storey extension and the main front wall of the house.
- provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling.

SPD 9 is clear that site-specific circumstances of the property will always be taken into account however; and may allow for development opportunities beyond the guidelines set out in this document.

Consideration must be given to the width of the proposed side-extension in relation to the existing property. Side extensions which are excessively wide can undermine the character of the street and of the existing property. To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage, whichever is the greater. In this instance the proposed extension would have a width of 2.19m which is less than half the width of the existing original dwelling, which measures a width of 5.5m.

The extension would be set back 0.33m from the side boundary at ground floor level and a 1m set back from the side boundary at first floor level. The front elevation of the two storey extension would have a 1m set back from the main house front elevation at first floor level. Although the 1m set back from the side boundary is at first floor level only, it is also considered that a single storey side extension could be constructed to the side boundary without requiring planning permission as the width would measure below half the width of the existing property. The roof ridge would be set down 0.3m from the roof ridge of the main dwelling and the roof shape would correspond with the roof shape of the existing dwelling which is considered a significant enough set down to create a subordinate appearance.

When combining the front elevation set-back, width, lowered ridge line and first floor side boundary set back, it is not judged that the design of the extension would result in the creation of a terracing effect within the street scene; and would provide it with a subordinate appearance.

SPD 9 advises that front extensions should not normally project forward from the original dwelling by more than 1.4m and side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour. In this case the front extension would project 1.4m of the front elevation of the main dwelling and set back an additional 0.25m to the front of the proposed side extension. Furthermore no windows would be located along either side elevations which complies with advice contained in SPD 9 and is therefore considered acceptable.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The attached neighbour; no. 173 Harton House Road would not be impacted by the proposed two storey side extension as the side extension would not project beyond the front and rear elevations of the existing dwelling. The front extension would not host any windows along the side elevation facing no. 173 and would be set back 0.25m from the side boundary. The front elevation is also south east facing and would continue to receive sunlight throughout the day. Therefore, the proposal at no. 171 would not adversely impact upon the attached neighbour in terms of loss of outlook or privacy, or through over dominance and /or overshadowing.

No. 169 Harton House Road is the adjacent neighbour located south west of no. 171 Harton House Road which also hosts a rear extension overhanging the side elevation of the existing dwelling. The side elevation of the main dwelling hosts a first floor obscure glazed bathroom window which is a non-habitable room and the front elevation of the rear extension hosts a high level window which serves the kitchen/dining area. This window is not the primary window for the kitchen/dining area. A small ground floor bathroom window is proposed along the side elevation of the proposed two storey extension facing no. 171. A condition has been included ensuring that this window is obscure glazed, particularly as there is no boundary in-between no. 169 and 171 and therefore the condition would protect the privacy of the applicant property and the neighbouring occupiers. Taking the above into account and the orientation of both dwellings, it is considered that the proposal at no. 171 would not adversely impact upon the adjacent neighbour in terms of loss of outlook or privacy, or through over dominance and /or overshadowing.

There are no neighbours located to the rear of the applicant property and the neighbours to the front are located at a faraway enough distance to not be adversely impacted by the proposed development at no. 171 Harton House Road.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD 9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Highway Capacity and Safety

The front porch as originally proposed, projected 1.5m from the front elevation of the main dwelling leaving a driveway length of 4.7m. Following discussions with the applicant the proposals were amended to reduce the projection of the porch, the front elevation being set back to 1.4m to the front of the original dwelling and set back an additional 0.25m to the front of the side extension leaving a driveway length of 5m and width of 2.52m.

Traffic and Road Safety (as the local highway authority) were not consulted on this proposal as a driveway measuring a length of 5m would be retained coupled with a sufficient width to enable the parking of a standard vehicle off the highway. It is therefore judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

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 NPPF.

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

Sheet 2 - Received 06/10/2021
Sheet 3 – Received 06/10/2021
Sheet 4 – Received 06/10/2021

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.

4 The ground floor bathroom window along the side elevation shown within the proposed side elevation on sheet 2 (received on 06 October 2021) facing the common boundary with 171 Harton House Road shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The form of windows and obscure glazing

shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential 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 (paragraphs 186 & 187) 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: Emma Thomas
Signed: Emma Thomas
Date: 14/10/2021

Authorised Signatory:
Date:

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