

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0734/21/HFUL
Proposal: Single storey rear lounge extension with 2 no. rooflights.
Location: 20 August Place
South Shields
NE33 3DW

Site Visit Made: 06/09/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for a single storey rear extension at 20 August Place, South Shields. Internally the proposal would increase the lounge area of the existing property. The terraced property is located within a cul-de-sac and within the established residential area of South Shields.

The property currently has no previous extensions and is constructed in render with brick features. The proposed extension would extend the width of the existing property and would project 3 metres. A pitched roof is proposed with 2 roof lights serving the room. The submitted plans indicate the proposed materials are to match the existing dwelling.

Planning History

Permitted Development rights have been removed from properties at August Place.

Publicity / Consultations (Expiry date 16 August 2021)

1) Neighbour responses

One neighbour letter of representation has been received, the contents of which are summarised below;

- The proposal would have an impact on views, outlook and natural light
- Would block evening sunshine from the garden
- The proposal would create a precedence for neighbours
- Concerns over disruption from building work
- Do not want the boundary fence dismantling

2) Other Consultee responses

No consultee responses required or received.

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity; and

- Highway 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.

The general design guidance and objectives for householder developments in South Tyneside is set out within Supplementary Planning Document (SPD) 9 'Householder Developments'. Paragraph 3.1 (A) of this SPD 9 document makes clear that in assessing planning applications for all extensions and alterations to dwellings it is important that the following objective is met: '(a) that the visual impact of the proposal on the dwelling and its immediate neighbourhood is acceptable and that high standards of urban design are achieved'.

The council recognises that the design and suitability of an extension is dependent on site specific circumstances, protecting residential and visual amenity and to achieve a design that respects the scale, character and appearance of the dwelling.

In terms of the potential visual impact on the immediate neighbourhood, August Place consists of other terraced dwellings of similar form and design, with detached garages located within the frontages and gardens to the rear. The positioning of 20 August Place is a mid terrace property and as such the rear elevation is not visible from the street scene. The extension would be visible from properties to the rear of the site, however the design, scale and materials mean that it would complement the surrounding dwellings and would not appear out of character with the area.

The proposal would not be visible from the street scene due to its positioning to the rear of the dwelling. The proposed pitched roof would complement the design of the existing property and the roof lights would add to natural light entering the property.

The proposed extension would therefore not be materially detrimental to the design and visual amenities of the streetscene of August Place. Therefore it is considered that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

Residential Amenity

No.21 August Place is the neighbouring attached property located to the northern side of No.20. No.19 August Place is the neighbouring attached property location to the southern side of No.20. The proposed rear extension would project 3 metres from the rear wall of the host dwelling and would be single storey in nature. The Council's SPD 9 'Householder Developments' suggests that rear extensions up to 3 metres on terraced houses are generally considered acceptable. The proposed rear extension would be visible from the neighbouring properties, however given the overall projection and height proposed, would not result in significant harm through overbearing or overshadowing to the neighbouring properties. There are no side windows proposed facing the neighbouring properties and as such no loss of privacy would occur.

Concerns have been raised by neighbouring occupiers regarding the proposed extension and the impact this would have on daylight entering the living area of the neighbouring property and on the external area from the neighbouring dwelling. It is acknowledged that the proposal would be visible from the rear windows and garden of No.19, however the Council's SPD 9 states that proposals are generally acceptable where they do not extend more than 3 metres from the rear elevation of the property. There is existing boundary screening, at 1.8 metres in height, located between the properties. A pitched roof is proposed which would have a maximum height of 3.6 metres, falling to 2.2 metres at the furthest point of the projection. Where the extension would be most visible from neighboring windows, the proposal would

only stand some 400mm above the existing fence. It is considered that while the proposed extension would be visible from the neighbouring property, the projection, height and boundary treatment would be sufficient to prevent significant harm to the amenities of neighbouring occupiers.

Concerns have also been raised regarding the impact on the neighbouring occupier from the construction of the extension and the potential impact on the boundary fence. It is accepted that there would be some disruption from the building works, however this would be temporary during the build and therefore not a reason to withhold planning permission. Concerns over the boundary fencing would be covered under the Party Wall Act and as such an informative for the applicant is included.

The other neighbouring properties to the rear of the site are set a sufficient distance from the proposals to not be harmed by the additional built form.

For the above reasons, it is considered that the development would not result in substantial harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) as well as 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 Safety

The development would not affect the current parking arrangements on site, with no changes proposed to either the garage, driveway or access from August Place. 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 and B), 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 plan(s) as detailed below
 - Drg No 0771/7843/261 Rec 28/06/2021
 - Proposed Site/Roof Plan Rec 28/06/2021

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 works 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

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: Stephanie Milne
Signed: Stephanie Milne
Date: 16/09/2021

Authorised Signatory:
Date: