

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0743/21/HFUL

Proposal: Single storey front lounge extension, reposition door to existing porch. Replace existing tile cladding/UPVC cladding with cream composite cladding to existing front elevations and porch side cheek.

Location: 4 King George Road, South Shields
NE34 0SN

Site Visit Made: 19/08/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

The site to which the application relates is a detached dwelling located within an established residential area. The host dwelling is north-eastern facing onto King George Road in South Shields. The front curtilage is enclosed by 0.65m high walling situated along the host property's front (north-eastern) boundary and by 1.2m high fencing situated along the host's side boundaries. The host property features an existing lean-to projection which adjoins the north-western side of the host property's front (north-eastern) elevation. There is also an existing front/side pitched roof porch which adjoins the side (north-western) elevation of the host property and the side (north-western) elevation of the host's existing front projection. No. 6 King George Road is the adjacent neighbouring property situated to the south-east of the development site and No. 2 King George Road is the adjacent neighbouring property situated to the north-west of the development site.

The development proposed is to construct a single storey lean-to extension that will adjoin and project approximately 0.9m from the host property's front elevation. The extension will incorporate a large window to its front (north-eastern) elevation and a window to its side (south-eastern) elevation. The proposal also relates to external alterations made to the main dwelling whereby new cream composite cladding will be applied to the front elevation of the host property and the side (north-western) elevation of the host's existing porch in lieu of the existing tile cladding/UPVC cladding materials.

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

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

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- Impact on residential amenity

Design/Visual Amenity

The proposed front extension and external alterations 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 front extension 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. The projection of the proposed extension at approximately 0.9m in depth will meet the length that is ordinarily considered to be appropriate in the Council's design guidance (SPD9: paragraph 5.2). The proposed external alterations will result in the use of cream composite cladding which is not in keeping with the main dwelling. However, the use of this material is evident within the immediate street scene. Therefore, the use of this material would not have any significant impact in regard to the appearance of the surrounding area. The remaining proposed external alterations will have no significant impact on the character and appearance of the host dwelling or surrounding area given the minor nature of the proposed work. Therefore, 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.

Given the location of the proposed front extension away from any common boundaries with neighbouring properties and given its minimal projection as well as its single storey nature it is the view of the case officer that the extension will not result in any significant harm to the amenity of the occupants of any neighbouring property in terms of loss of outlook, daylight, sunlight or privacy. The proposed extension will feature a window to its side elevation which will face the shared boundary with No. 6 King George Road. However, given the distance of the proposed window away from the shared boundary and given that there is already an existing side window which provides a similar outlook to the proposed window it is the view of the case officer that the extension will not result in any significant harm to the amenity of the occupants of this property in terms of loss of privacy/overlooking.

The proposed external alterations will have no significant impact on the amenity of the occupants of any neighbouring property given that the scale of work proposed is relatively minor in nature.

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 and 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

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 and Floor Plans (Drg No. 0796/6491/271) received 06/07/2021
- Proposed Site and Roof Plan received 06/07/2021

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 facing materials to be used to carry out the development hereby permitted shall be as those stated upon the proposed plan (Drg No. 0796/6491/271) received 06/07/2021, 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

Case officer: James Wellwood

Date: 28/08/21

Authorised Signatory:

Date:

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