DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0758/21/HFUL
Proposal: Extension to garage to form single storey home office and garden room with pitched roof with rooflights.
Location: 28 Lisle Road, South Shields, NE34 6DQ

Site Visit Made: 03/09/2021

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 semi-detached dwelling located within an established residential area. The host dwelling is north-eastern facing onto Lisle Road in South Shields. To the rear, there is an existing single storey detached garage/store situated along the host property's north-western boundary within the host's rear curtilage. The rear garden is enclosed by 1.8 metre high close boarded timber fencing situated along the host property's south-eastern and rear (south-western) boundaries and is enclosed by 1.8 metre high brick walling situated along the host's north-western boundary. No. 30 Lisle Road adjoins the host dwelling to the south-east of the development site and features an existing outbuilding which is located within the western corner of its rear garden area. No. 26 Lisle Road is the adjacent neighbouring property situated to the north-west of the development site and features an existing detached garage which is located within its rear garden area.

The development proposed is to construct a single storey pitched roofed extension that will adjoin the side (south-western) elevation of the host property's existing detached garage. The proposed development will form an 'L' shaped extension adjacent to the host property's rear boundary. The proposed development will measure 9.6 metres in length and 9.2 metres in width. The proposed development will incorporate French doors and windows to its north-eastern facing elevation and windows to its south-eastern facing elevation. Additionally, the extension will incorporate 3no. rooflights to its north-eastern facing roof slope and 2no. rooflights to its south-eastern facing roof slope. The proposed development would be used as a home office, gym and garden room with 1no. shower room.

Publicity / Consultations (Expiry date: 03/09/2021)

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

Design/Visual Amenity

The proposed development will have a minimal impact on the character and appearance of the host property and surrounding area. As it will be to the rear, it will have little prominence in regard to the surrounding street scene. The proposed development is considered to be suitably designed, subservient in the context of the host property and proportionate in terms of its overall scale and massing. Therefore, it is considered that the proposal would accord with LDF Policy DM1 (A) and the objectives of 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. 30 Lisle Road to the south-east and No. 26 Lisle Road to the north-west.

The proposed development would be raised above the shared boundary treatment and would now be visible from the rear garden area of No. 30. However, No. 30's existing outbuilding would sperate the proposed development from its rear garden area. Given this separation distance and given that the proposed extension would not project significantly above or beyond No. 30's existing outbuilding with the proposed development located to the north-west it is not considered that there would be any significant impact to the amenity of the occupants of this property in terms of loss of outlook, daylight or sunlight. Windows are proposed to the south-eastern facing elevation which will face the shared boundary with No. 30. However, given the distance between the shared boundary and the proposed windows it is not considered that there would be a significant impact on privacy.

The proposed development will extend up to and along the shared boundary with No. 26. As a result, the proposed development will be highly visible from the rear garden area of this property. However, given its single storey nature whereby it will not be raised above the height of the host property existing detached garage and will not extend significantly above the existing high boundary walling it is the view of the case officer that the proposal 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. The proposed development will contain no windows that provide any direct views of any of No. 26's habitable windows or rear garden area meaning it will not result in any harm to the amenity of the occupants of this property in terms of loss of privacy/overlooking.

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 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 as detailed below:

- Existing and Proposed Plans (Drg No. A-3529-01) received 16/07/2021

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 as stated on drawing(s) Existing and Proposed Plans (Drg No. A-3529-01) received 16/07/2021 and / or stated on the planning application form for planning application ST/0758/21/HFUL received 16/07/2021. 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

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: 07/09/21

Authorised Signatory:
Date: