DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0775/21/HFUL
Proposal: Demolition of rear conservatory and construction of rear sun room and front extension.
Location: 32 Meldon Avenue
South Shields
NE34 0EL

Site Visit Made: 14/09/2021

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 detached dwelling located within an established residential area. The host dwelling is eastern facing onto Meldon Avenue in South Shields. The host property features an existing canopy and porch extension which adjoin the host's front (eastern) elevation as well as an existing bay window projection to the northern side of this elevation. The host property also features a paved driveway to the southern side of its front curtilage. This driveway extends up to an existing integral garage. To the rear, there is an existing conservatory which adjoins the northern side of the host property's rear (western) elevation. The rear garden is enclosed by 2 metre high timber fencing along its northern and rear (north-western/western) boundaries and by 1.5 metre high timber fencing along its southern boundary. No. 30 Meldon Avenue is the adjacent neighbouring property situated to the north of the development site and No. 34 Meldon Avenue is the adjacent neighbouring property situated to the south of the development site. No. 30 features an existing pitched roof garage attached to its side (southern) elevation.

The proposal relates to front and rear extensions. The proposed front extension will bring the front (eastern) elevation of the host property's existing bay window and the front (eastern) elevation of its existing garage in line with the front (eastern) elevation of its existing porch. The northern side of the host property's existing canopy will also be extended to meet the projection of the canopy to its southern side as part of the proposed front extension. The proposed rear extension will be single storey in height with a pitched hipped roof and will adjoin the northern side of the host property's rear elevation in lieu of the existing conservatory. This extension will measure 3.4 metres in width and will project 3.6 metres from the rear elevation of the host property. The proposed rear extension will incorporate French doors and windows to its side (southern) elevation and windows to its rear (western) elevation.

Publicity / Consultations (Expiry date: 17/09/2021)

1) Neighbour responses

None received.

2) Other Consultee responses

Traffic and Road Safety Team

No comment.

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

The proposed front extension will be visible from the public domain. The proposed development therefore should have particular regard to the character and appearance of the surrounding area.

Render is proposed and will be applied externally to the front elevation of the host property and as part of the proposed front extension. Although the use of this material is not in keeping with the main dwelling, the use of this material is evident within the surrounding area. Therefore, the use of this material would not have any significant impact in regard to the appearance of the surrounding area.

The proposed front extension is considered to be suitably well designed and subservient in relation to the main property. Although visible from the public domain, the proposed development will feature materials that would match the existing property and is considered to be relatively minor in nature. As such, the proposed extension will be in keeping with the character and appearance of the main dwelling and surrounding area. Additionally, the maximum front projection of the front extension at approximately 1.2 metres will meet the length that is ordinarily considered to be appropriate in the Council's design guidance (SPD9: paragraph 5.2).

The proposed rear extension will have a minimal impact on the character and appearance of the host property and surrounding area. As the extension will be to the rear, it will have little prominence in regard to the surrounding street scene. The design of the proposed development 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. Its rear projection, at 3.6 metres in depth will meet the length that is ordinarily considered to be appropriate in the Council's design guidance for detached houses (SPD9: paragraph 8.1).

On balance, 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 with particular regard to No. 30 Meldon Avenue to the north and No. 34 Meldon Avenue to the south.

The proposed front extension will project above and within close proximity to the shared boundary with No. 30. However, a 1.4 metre gap will remain between the side (northern) elevation of the proposed extension and the shared boundary treatment. The proposed front extension will project above the window situated within the side (southern) elevation of No. 30's existing garage. However, it must be noted that the projection of the host property's existing porch and canopy extension already impacts the level of light and outlook that this window receives. Given that the proposed extension will not project above or beyond these existing extensions and given that this window serves a non-habitable room any impact is not considered to be adverse. Given the separation distance that will remain and given that the proposed work is considered to be relatively minor and single storey in nature there would be no

significant impact to the amenity of the occupants of this property as a result of the front extension in terms of loss of outlook, daylight or sunlight. The proposed extension will contain no side windows meaning it will not result in any harm to the amenity of the occupants of this property in terms of loss of privacy/overlooking. The proposed rear extension will project up to and along the shared boundary with No. 30 and will replace the existing rear conservatory. As a result, the proposed extension will be raised above the height of the shared boundary treatment with the proposed extension visible from the No. 30's rear garden area and conservatory. However, given that the proposed extension will be of only one storey in height and will not project beyond the existing conservatory or significantly above it there would be no significant impact to the amenity of the occupants of this property in terms of loss of outlook, daylight or sunlight. The proposed rear extension will contain no windows that provide any direct views of any of No. 30'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.

The proposed front extension will project above and within close proximity to the shared boundary with No. 34. However, a 1 metre gap will remain between the side (southern) elevation of the proposed extension and the shared boundary treatment. Given this separation distance and given that the front extension of the garage would not extend beyond or above the existing porch and canopy extension with the proposed work considered to be relatively minor and single storey in nature there would be no significant impact to the amenity of the occupants of this property in terms of loss of outlook, daylight or sunlight. The proposed extension will contain no side windows meaning it will not result in any harm to the amenity of the occupants of this property in terms of loss of privacy/overlooking. The proposed rear extension will be set away from the shared boundary with No. 34 and will be of only one storey in height. Therefore, the proposal will not result in any harm to the amenity of the occupants of this property in terms of loss of outlook, daylight or sunlight. French doors and windows are proposed to the side elevation of the extension which will face the shared boundary with No. 34. However, the existing conservatory already contains windows which face the shared boundary from a similar distance as the proposed doors and windows. Therefore, for this reason and given the distance between the shared boundary and the proposed doors and windows it is not considered that there would be a significant impact on privacy.

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 these neighbouring properties.

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.

Highway Safety and Off-Road Parking

The proposed development will result in a small reduction to the existing driveway length to the front of the host property. However, an acceptable driveway length will remain to the front of the host property where a vehicle 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 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 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 plans as detailed below:

- Existing and Proposed Elevations and Floor Plans (Drg No. 001, Rev. B) received 27/08/2021
- Existing and Proposed Block Plan (Drg Nos. 002 and 003, Rev. B) received 27/08/2021

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 Existing and Proposed Elevations and Floor Plans (Drg No. 001, Rev. B) received 27/08/2021 and / or stated on the planning application form for planning application ST/0775/21/HFUL received 09/08/2021. 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: 20/09/21

Authorised Signatory:
Date:

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