

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0788/21/HFUL
Proposal: Single storey rear extension
Location: 8 Trevor Grove
Cleadow
SR6 7UE

Site Visit Made: N/A – Photos supplied 12/7/21

Relevant policies/SPDs

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

Description of the site and of the proposals

The application site is a pitched roof semi-detached property situated at the very end of a residential cul-de-sac in Cleadow. The site adjoins 7 Trevor Grove (the attached semi-detached property) which is located to the south. To the northern boundary of the site are the rear boundaries of properties on Whitburn Road, which are screened by a significant number of conifer trees towards the rear of the neighbouring properties. The properties themselves are approximately 50 metres away.

Planning permission was recently granted on 26th July 2021 (reference ST/0501/21/HFUL) for a proposal consisting of a single storey side and rear extension. That application proposal sought to add a flat roofed single storey rear and side extension, with a rear projection of 3.67 metres, set 0.15 metres off the common boundary with 7 Trevor Grove, standing at 2.875 metres in height (excluding the roof lantern within the flat roof). The extension to the side would be very modest (only 2.3 metres) in width and set back 2.3 metres from the main front wall of the property. Existing side and rear extensions with a smaller footprint would have been removed to make way for the proposed extensions.

The current planning application again seeks to build a single storey rear extension to replace the existing rear extension, using the same design approach and with the same rear projection (and a very marginal height increase to 2.9 metres).

No extension to the side of the property is proposed, with the plans showing that the existing single storey side extension would be retained instead.

The adjoining property at 7 Trevor Grove has a single storey rear extension already in place, of a comparable rear projection and massing to this proposal.

Full details and dimensions of the proposals are found on the application plans.

Publicity / Consultations (Expiry date 09/09/21)

1) Neighbour responses

None received

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

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 proposals comprise of a single storey rear extension, replacing the existing rear extension, which would not be visible from public viewpoints. It would be a secondary and subservient addition that would maintain the character of the existing property and would not affect the street scene of Trevor Grove.

It is considered that the proposals would be acceptable in terms of their design and visual appearance and in accordance with LDF Policy DM1 (A) and the objectives of SPD9.

Residential Amenity

The existing extension has a side facing window towards 7 Trevor Grove, albeit screened by landscaping and has a comparable rear projection to the proposed rear extension. The proposed rear extension would have no side window facing towards 7 Trevor Grove, meaning that there would be no impacts on privacy.

The current rear extension is set in from the boundary, whereas the proposed rear extension would come within 150mm of the property boundary.

An existing rear extension is situated to the rear of 7 Trevor Grove. The neighbouring rear extension is not shown on the site plans submitted as part of the application, however this has a comparable rear projection to the application proposal (it appears to be marginally shorter in depth than the proposed rear extension).

As the neighbouring property has already extended to the rear, this proposal, at 3.67 metres in depth and 2.9 metres in height, and situated to the north of this adjoining neighbour, it is not considered to materially affect the outlook from the rear of this property, or be overbearing, or cause overshadowing impacts.

The proposal would not have the potential to affect the residential amenity of any other neighbouring properties.

Having considered the proposals against LDF Policy DM1 (B) and the associated design guidance in SPD9, it is considered that the proposals are considered acceptable in respect of residential amenity impacts.

Summary

For the reasons outlined above, it is considered that the proposal would 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 plan(s) as detailed below

Proposed Elevations Drg Ref: TG/08/04/p Rev A received 27/07/21

Proposed Plans Drg Ref: TG/08/03/p Rev A received 27/07/21

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, with the exception of the proposed flat roof and roof lantern. 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: Chris Stanworth

Signed: Chris Stanworth

Date: 13/09/21

Authorised Signatory:

Date:

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