

## **DELEGATED REPORT / CASE OFFICER'S ASSESSMENT**

**Ref No:** ST/0790/21/HFUL  
**Proposal:** Single storey side extension  
**Location:** 19 Chillingham Terrace  
Jarrow  
NE32 3UA

**Site Visit Made:** 03/09/2021

### **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 semi-detached dwelling located within an established residential area. The host dwelling is south-western facing onto Chillingham Terrace in Jarrow. The host property features a paved driveway to the north-western side of its front curtilage. The side and rear curtilage of the host property are enclosed by 1.8 metre high timber fencing. No. 17 Chillingham Terrace is the adjacent neighbouring property situated to the north-west of the development site and is orientated so that it is south facing onto Chillingham Terrace.

The development proposed is to construct a single storey pitched roof extension that will adjoin the host property's side (north-western) elevation. The proposed development will measure 5.8 metres in length and will project 3.4 metres from the side elevation of the host property. The proposed development will incorporate windows to its front (south-western) elevation and a window to its side (north-western) elevation. The proposed development will result in the creation of a new utility and shower room.

### **Publicity / Consultations** (Expiry date: 09/09/2021)

#### **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
- Highway Safety and Off-Road Parking.

### **Design/Visual Amenity**

The Council's design guide in SPD9 sets out general design principles for house extensions. Of particular relevance in this case is paragraph 3.11, which advises that an extension should complement the shape, scale and proportions of the original dwelling to maintain the character of the original dwelling. Paragraph 3.14 states that a key objective in the case of side extensions is to achieve subordination and to avoid a visual "terracing effect". Paragraph 6.3 of SPD9 advises that to achieve the desired subordinate appearance and to minimise any terracing effect, single storey side extensions should not normally have a width greater than half the width of the existing property. Proposals beyond this will be assessed on their own merits and in accordance with the principles set out in Section 3 of SPD9.

In this instance, the proposed side extension will have a width (3.4 metres) which is greater than half the width of the existing property (2.75 metres).

In this case, there is no prospect of a terracing effect being created between the host property and No. 17 Chillingham Terrace, due to the location of both properties on their plot and their orientation in relation to the site boundaries with a significant distance between both properties as a result. For these reasons it is considered that the proposed side extension would be acceptable in terms of its visual appearance, displaying subservience to and complementing the design of the host property, while preventing the creation of a terracing effect. Additionally, the proposal would utilise a palette of external materials of a similar appearance to the main dwelling. Therefore, it is not considered that the proposed development would significantly detract from the character and appearance of the main dwelling or the surrounding area to such an extent that would sustain recommendation for refusal.

#### Residential Amenity

The impact of the proposed development on the amenity of neighbouring occupants is an important material consideration with particular regard to No. 17 Chillingham Terrace to the north-west.

The proposed extension will project within close proximity to the shared boundary with No. 17 and will be visible from the side/rear curtilage of this property. However, given its single storey nature and given that it will not extend beyond the host property's main front and rear building lines it is not considered that there would be a significant reduction in residential amenity of the occupants of No. 17 in terms of loss of outlook, overdominance or overshadowing. It is noted that the window proposed to the side elevation of the proposed extension would face the shared boundary with No. 17 at close proximity. This window would accommodate a shower room. To ensure that any potential adverse impact on privacy is kept to a minimum, it is considered necessary to attach a condition so that the proposed shower room window located on the side (north-western) elevation should be obscurely glazed. Although a condition is proposed for obscure glazing, the proposed window would serve a non-habitable room and would not provide direct views into any of No. 17's habitable windows with the proposed window partially obscured by the shared boundary treatment meaning any impact on the residential amenity of No. 17 in terms of loss of privacy will be significantly reduced. The proposed extension will contain no other side windows and with the above condition imposed 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 extension will not result in any harm to the residential amenity of any other nearby occupants given that it will not project beyond the main front and rear building lines of the host property and will be located at a significant distance away from any common boundaries with these neighbouring properties.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF 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

The proposal is considered to be an acceptable form of development, subject to the inclusion of the suggested conditions. However, it must be pointed out that approval of the proposed development will not prevent the Local Planning Authority from resisting similar development in cases where it will result in a detrimental impact. Each planning application will be considered on its individual planning merits.

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:

- Location Plan and Existing and Proposed Site Plan (Drg No. 01) received 28/07/2021
- Proposed Elevations, Layout and Roof Plan (Drg No. 03) received 28/07/2021

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 of similar appearance to those used in the construction of the exterior of the existing building on which the extension 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.

- 4 Notwithstanding any other details shown on the plans hereby approved, the proposed window to be inserted in the side (north-western) elevation of the proposed side extension shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass to a Level 3 or above. The window(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties having regard to South Tyneside LDF Development Management Policy DM1 (B).

### **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](http://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:** 10/09/21

**Authorised Signatory:**

**Date:**

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