

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0793/21/HFUL
Proposal: Single storey front, side and rear extension - porch, study, shower room and store with 2no. rooflights
Location: 28 Farrow Drive
Whitburn
SR6 7BQ

Site Visit Made: 31/08/2021

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 western facing onto Farrow Drive in Whitburn. The host property's front curtilage is a paved area and is enclosed along its side boundaries by 0.5 metre high brick walling. The side curtilage is enclosed by 1.8 metre high timber fencing. The rear curtilage is enclosed by 1.8 metre timber fencing situated along the host property's northern and southern boundaries and is enclosed along its rear (eastern) boundary by 2 metre high timber fencing. There is also an existing single storey extension situated within the rear curtilage which adjoins the host property's rear (eastern) elevation. No. 30 Farrow Drive is the adjacent neighbouring property situated to the north of the development site and No. 26 Farrow Drive adjoins the host dwelling to the south of the development site.

The development proposed is to construct single storey front and side/rear extensions. The proposed extensions will feature pitched tiled roofs. The proposed extension to the front will measure 4.4 metres in length and will project 1.1 metres from the front (western) elevation of the host property. The proposed extension to the side of the host property will adjoin and project approximately 1.6 metres from the host's side (northern) elevation. The side extension will incorporate 2no. rooflights to its roof slope. The proposed extension to the rear of the host property will project approximately 2.9 metres beyond the host's rear elevation and will adjoin the side (northern) elevation of the host's existing single storey extension.

Publicity / Consultations (Expiry date: 02/09/2021)

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

The design of the proposed extensions to the front, side and rear of the host property are 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. The projection of the proposed front extension at 1.1 metres 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 side extension would measure approximately 1.6 metres wide meaning it would measure less than half the width of the original dwelling in line with the Council's design guidance (SPD9: paragraph 6.3). The projection of the proposed extension to the rear of the host property at approximately 2.9m in depth will meet the length that is ordinarily considered to be appropriate in the Council's design guidance for semi-detached houses (SPD9: paragraph 8.1). The surrounding area is characterised by varying extensions to the front, side and rear of properties and the proposed extensions will consist of materials that match those on the existing property and have been designed in accordance with the Council's guidance set out in SPD9. Therefore, it is not considered that the proposed extensions 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. Regards must also be had to what could be constructed under permitted development rights at the property.

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 Farrow Drive to the north and No. 26 Farrow Drive to the south.

The proposed extension to the front of the host property will project minimally away from the front elevation of the host property. As a result, it will not significantly affect the amount of light entering No. 30. Obscure views of the proposed front extension will be afforded from No. 30. However, the impact on outlook is considered to be minimal and insufficient to sustain a recommendation of refusal. The proposed front 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 extension to the side/rear of the host property will project up to the shared boundary with No. 30 and will be visible from the side/rear curtilage of this property. However, given its single storey nature, its minimal projection and given that it would not extend beyond the host property's existing rear extension with no side windows proposed it is not considered that there would be a significant reduction in residential amenity of the occupants of No. 30 in terms of loss of outlook, overdominance, overshadowing or privacy.

No. 26 will experience no significant impact from the proposed extension to the front of the host property given that it will be located at a significant distance away from the shared boundary with this property. No. 26 will experience no impact from the proposed extensions to the side and rear of the host property due to the work taking place on the opposite side of the property as to which this property is situated and given that the extensions will not project beyond the host's existing rear extension meaning there will be no loss of light, outlook or privacy.

It is not considered that there would be a detrimental impact on any neighbouring properties to the west of the host dwelling as a result of the window proposed to the front elevation of the proposed front extension.

With regard to all of the above the impact of the proposed development on neighbouring amenity is considered to be acceptable. 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

An acceptable driveway length will remain to south side of the host property's front curtilage 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

- 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 Plans and Elevations (Drg No 0790-2173-378) received 12/07/2021
- Proposed Elevations and Section (Drg No. 1, Rev A) received 06/09/2021
- Proposed Ground Floor Plan (Drg No. 2) received 11/08/2021
- Proposed Site Roof Plan received 12/07/2021

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.

- 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.

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>

- 4 The hereby approved development will reduce the existing vehicle hardstanding area. Any obstruction to the adjacent public footpath or road (the public highway) is likely to represent a criminal offence under the highways legislation. It is essential therefore that vehicles must park clear of this adjacent highway when using the remaining hardstand area. More information can be found at: <https://www.highwaycodeuk.co.uk/parking.html>

Case officer: James Wellwood

Date: 06/09/21

Authorised Signatory:

Date:

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