

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0794/21/HFUL
Proposal: Single storey rear lounge extension
Location: 30 Collin Drive, South Shields
NE34 9FE

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 Collin Drive in South Shields. The host property features a paved driveway to the south-eastern side of its front curtilage which extends up to an existing detached garage. This garage projects into the host property's rear garden. Due to the sloping nature of the rear garden, it is enclosed by vertically boarded fencing of 1.8 metres in height along the north-eastern side of the host property's south-eastern and north-western boundaries which then decreases to 1.3 metres in height to the south-western side of these boundaries. The host property's rear garden is enclosed along its rear (south-western) boundary by 1.8 metre high vertically boarded fencing. No. 32 Collin Drive is the adjacent neighbouring property situated to the south-east of the development site and features an existing single storey rear extension. No. 28 Collin Drive adjoins the host dwelling to the north-west of the development site.

The development proposed is to construct a single storey hipped roofed extension that will adjoin the host property's rear (south-western) elevation. The proposed development will measure 5.1 metres in length and will project 3 metres from the rear elevation of the host property. The proposed development will incorporate French doors to its side (south-eastern) elevation and windows to its rear (south-western) elevation.

Publicity / Consultations (Expiry date: 01/09/2021)

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 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 metres 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). 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. 32 Collin Drive to the south-east and No. 28 Collin Drive to the north-west.

The proposed extension for the host property will be set away from the shared boundary with No. 32 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 are proposed to the side (south-eastern) elevation of the extension which will face the shared boundary with this property. However, given the distance between the shared boundary with No. 32 and the proposed doors it is not considered that there would be a significant impact on privacy.

The proposed rear extension will project above the shared boundary with No. 28 and within close proximity to it. As a result, the extension will be highly visible from its rear garden area and from its rear ground floor window. However, it must be noted that the existing 1.8 metre high boundary treatment adjacent to the rear window already impacts the level of light and outlook that this window receives. As such, for this reason and given the extension's 3 metre projection as well as its single storey nature it is not considered that it will 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. 28'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 plans as detailed below:
 - Existing & Proposed Plans (Drg No. 0789/6293/306) received 12/07/2021
 - 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.

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 facing materials to be used to carry out the development hereby permitted shall be as those stated upon the proposed plans (Drg No. 0789/6293/306) received 12/07/2021, 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: 02/09/21

Authorised Signatory:

Date:

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