DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0827/21/HFUL
Proposal: First floor level side extension above existing garage.
Location: 57 West Avenue
South Shields
NE34 6BQ

Site Visit Made: 05/10/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for a first floor side extension above the garage at 57 West Avenue, South Shields. The semi-detached property is located within a well-established residential area of South Shields.

The first floor side extension would measure a width of 2.2m and measure a length of 7.45m. The front elevation would be set back 1m from the front elevation of the main dwelling and the rear elevation would be flush with part of the existing rear elevation. The roof ridge would be set down 0.45m from the roof ridge of the original dwelling, the eaves height would match the eaves height of the main dwelling and the roof shape would correspond with the existing roof. The front elevation would host an office/bedroom window, the rear elevation host a bathroom window and the side elevation would not hosts any windows.

The architectural style and facing materials of the development would match the host dwelling.

Following discussions with the applicant the plans were amended setting back the first floor front elevation 1m from the front elevation of the main dwelling and the roof ridge was also reduced in height. The windows along the side elevation were removed. Neighbours were not re-consulted as the amendments were reductions, which is in accordance with the SCI.

Publicity / Consultations (Expiry date 15/10/2021)

1) Neighbour responses

1 no. objection received from 55 West Avenue –

- The windows along the side elevation of the proposed extension would be too close the side windows at no. 55 and would breach privacy.
- The extension would also reduce daylight and create more shade to the side elevation of no. 55.
- Impact the neighbouring extension would have on the future development of their property.

Officer comment – All planning matters are discussed within this report.

2) Other Consultee responses

None

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 and Impact on Visual Amenity

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

The works comprise the construction of a first floor side extension above the existing garage. Two-storey side extensions can create a terracing effect within the street scene and give rise to inappropriate design. To achieve the desired subordinate appearance and to minimise any terracing effect, SPD 9 advises that a two-storey side extension on a semi-detached property should:

- retain a minimum 1m offset between the extension and the side boundary of the application site;
- provide a minimum 1m set-back between the front wall of the upper storey extension and the main front wall of the house.
- provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling.

SPD 9 is clear that site-specific circumstances of the property will always be taken into account however; and may allow for development opportunities beyond the guidelines set out in this document.

Consideration must be given to the width of the proposed side-extension in relation to the existing property. Side extensions which are excessively wide can undermine the character of the street and of the existing property. To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage, whichever is the greater. In this instance the proposed extension would have a width of 2.2m which is less than half the width of the existing original dwelling, which measures a width of 6.6m.

The extension would be set back 1.2m from the side boundary matching the set back of the existing garage from the side boundary. The first floor front elevation would be set back 1m from the main house front elevation, the roof ridge would be set down 0.45m from the roof ridge of the main dwelling and the roof shape would correspond with the roof shape of the existing dwelling. When combining the front elevation set-back, width, lowered ridge line and first floor side boundary set back, it is not judged that the design of the extension would result in the creation of a terracing effect within the street scene; and would provide it with a subordinate appearance.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The attached neighbour; no. 59 West Avenue would not be impacted by the proposed first floor side extension as the side extension would not project beyond the front and rear elevations of the existing dwelling. Therefore, the proposal at no. 57 would not adversely impact upon the attached neighbour in terms of loss of outlook or privacy, or through over dominance and /or overshadowing.

No. 55 West Avenue is the adjacent neighbour located south of no. 57 West Avenue and also hosts a single storey garage along the side elevation. The side elevation of the main dwelling at first floor level

hosts a bathroom window and landing window, both of which are non-habitable rooms. The occupants of no. 55 commented on the initial plans advising that privacy would be lost to their side elevation windows and the windows on the proposed extension would be too close. Also that the extension would reduce daylight and create more shade to the side elevation of no. 55. Since receiving the above comments, the plans have been amended removed all windows from the side elevation facing no. 55. The side elevation would not be constructed any closer to the common boundary shared with no. 55 than the side elevation of the existing garage leaving a set back of 1.2m from the side boundary. Furthermore, no. 55 is also located south of the applicant property and the side elevation of no. 55 is shaded by its own property. Taking the above in to account, it is considered that the proposal at no. 57 would not adversely impact upon the adjacent neighbour in terms of loss of outlook or privacy, or through over dominance and /or overshadowing.

The neighbours to the rear are located at a faraway enough distance to not be adversely impacted by the proposed development at no. 57 West Avenue, as are those on the opposite side of the street.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD 9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Conclusion

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 NPPF.

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

Drg no. 0020 Rev P02 – Received 13/10/2021
Drg no. 0021 Rev P02 – Received 13/10/2021
Drg no. 0022 Rev P02 – Received 13/10/2021
Drg no. 0023 Rev P02 – Received 13/10/2021

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.

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework (paragraphs 186 & 187) 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: Emma Thomas
Signed: Emma Thomas
Date: 01/11/2021

Authorised Signatory:
Date:

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