DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0831/21/HFUL
Proposal: Front porch
Location: 20 Druridge Crescent, South Shields NE34 7TQ

Site Visit Made: 03/12/2021

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 north-eastern facing semi-detached property located within an established residential area of South Shields. The front curtilage is a lawned area and is enclosed by approximately 1 metre high timber fencing. No. 22 Druridge Crescent adjoins the host dwelling to the north-west of the development site. The host property and No. 22 are uniquely located on a plot behind the properties situated along Druridge Crescent.

The development proposed is to construct a new hipped roofed porch that will adjoin the north-western side of the host property's front (north-eastern) elevation. The proposed development will measure 4 metres in length and will project 2.3 metres from the front elevation of the host property. The proposed development would be constructed with brick walls, roof tiles and frames to match those of the existing dwelling.

Publicity / Consultations (Expiry date: 07/12/2021)

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

Given the nature of the proposal, the proposed development would be visible from the public domain. The Council's design guide in SPD9 sets out general design principles for house extensions. Of particular relevance in this case is paragraph 3.16, which states that extensions to the front of a dwelling house can have a particularly significant impact on the street scene and should not interrupt the consistent building lines present in the street. Furthermore, paragraph 5.2 states that single storey front

extensions and porches should not normally project forward from the original dwelling by more than 1.4 metres.

Although visible from the public domain, the proposed front extension will feature materials that would match the existing property and there are a number of examples of porch and front extensions along Druridge Crescent. However, the proposed front extension would project 2.3 metres from the original front elevation, exceeding the guidance of 1.4 metres as set out in the Council's design guidance for semi-detached houses (SPD9: paragraph 5.2). Although this would suggest that there would be some harm to the visual amenity of the main dwelling and the street scene of Druridge Crescent, the existing site circumstances must be taken into account. The host property and No. 22 Druridge Crescent are uniquely located behind the properties situated along Druridge Crescent where they are situated away from the front street scene of Druridge Crescent. As a result, they are not visible when viewed in relation with this street scene. Additionally, the host property features a large garden to the front and due to the host property's large plot size and its location, the proposed development would be situated away from common boundaries with the surrounding neighbouring properties situated along Druridge Crescent. As such, due to the above site circumstances and due to the single storey nature of the proposed development, the proposed extension would not appear particularly prominent when viewed in relation to the main dwelling and immediate scene. As a result, the impact of the proposed development on the main dwelling and immediate street scene will be reduced. Furthermore, given the location of the host property, it would not have any impact on the building line along Druridge Crescent. As such, for the reasons listed above, it would be difficult to argue, and sustain such an argument on appeal, that the proposed front extension would significantly detract from the visual amenity of the main dwelling or the surrounding area to such an extent that would sustain recommendation for refusal.

With regard to all of the above, the proposal is considered to be acceptable in terms of its design and impact on local visual amenity. Therefore, the proposal is considered to be in accordance with Policy DM1 (A).

Residential Amenity

The impact of the proposed development on the amenity of neighbouring occupants is an important material consideration, with particular regard to No. 22 Druridge Crescent to the north-west.

The proposed development will be visible to the south-east, above the shared boundary treatment, when viewed from the ground floor windows situated within the south-eastern side of No. 22's front elevation. However, a 1 metre gap will remain between the side (north-western) elevation of the proposed development and the shared boundary treatment with No. 22. As such, given this separation distance and given the single storey nature of the proposed development as well as the fact that it will only project 2.3 metres away from the front elevation of the host property, it is not considered that it will significantly affect the amount of light entering No. 22. Obscure views of the proposed development will be afforded from No. 22. As such, given that these views would be obscure the impact on outlook is considered to be minimal and insufficient to sustain a recommendation of refusal. Furthermore, it is the view of the case officer, for the reasons listed above, that the proposed extension would not result in such significant harm to the amenity of the occupants of this property in terms of loss of outlook, overdominance or overshadowing to sustain a recommendation of refusal. Windows are proposed to the side (north-western) elevation of the development which will face the shared boundary with this property at close proximity. 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 window located on the side (north-western) elevation should be obscurely glazed. With this condition imposed, the proposed extension will not result in any harm to the amenity of the occupants of this property in terms of loss of privacy/overlooking. With regard to the above, the proposal is considered to be acceptable in terms of its impact on the residential amenity of the occupants of this property.

The proposed development will not result in any harm to the residential amenity of any other nearby occupants given that it will be located at a significant distance away from any common boundaries with these neighbouring properties.

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.

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 plan(s) as detailed below:

- Existing and Proposed Floor Plans, Roof Plans and Sections (Drg No. Sheet 1) received 21/10/2021
- Existing and Proposed Elevations (Drg No. Sheet 2) received 21/10/2021
- Location Plan and Proposed Block Plan (Drg No. Sheet 3) received 21/10/2021

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 proposed work will form part except where otherwise stated on the application form for planning application ST/0831/21/HFUL, received 21/10/2021. 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.

4 Prior to the first occupation of the extension hereby permitted, the proposed windows to be inserted in the side (north-western) elevation of the proposed extension facing the common boundary with No. 22 Druridge Crescent shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers and the windows 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, (as agreed by email received on 10/12/2021). The form of windows and obscure glazing shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential 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 UNIQUE NOTE TO APPLICANT

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: 13/12/21

Authorised Signatory:
Date:

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