

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0839/21/HFUL
Proposal: Single storey entrance porch to front elevation
Location: 106 York Avenue, Jarrow
NE32 5XZ

Site Visit Made: 17/11/2021

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 eastern facing onto York Avenue in Jarrow. The front curtilage is enclosed by a timber fencing and shrubbery and consists of a paved driveway to the south and garden to the north. No. 104 York Avenue adjoins the host dwelling to the north of the development site and No. 108 York Avenue is the adjacent neighbouring property situated to the south of the development site.

The development proposed is to construct a new hipped roofed porch that will adjoin the centre of the host property's front (eastern) elevation. The proposed development will measure 2 metres in width and will project 2.3 metres from the front elevation of the host property with an overall height of 3.3 metres. The proposed development would be constructed with brick walls, roof tiles and frames to match those of the existing dwelling.

Publicity / Consultations (Expiry date: 26/11/2021)

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 York Avenue. 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). As such, it is considered that there would be some harm to the visual amenity of the main dwelling and the street scene of York Avenue. However, the existing site circumstances and design of the proposed extension must be taken into account. The host property is set well back from the front street scene of York Avenue and features a large garden to the front with a high hedgerow situated along the host's front boundary. This high hedgerow obscures the host property when viewed from York Avenue and due to the host property's large plot size, the proposed development would be situated away from common boundaries with the surrounding neighbouring properties. As such, due to the above site circumstances and due to the single storey nature of the proposed development and its minimal width of 2 metres, it 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, there is no consistent building line along York Avenue with properties to the north of the host property set further forward on their plots than the host property resulting in a staggered building line along York Avenue. 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. 104 York Avenue to the north.

The proposed development will be visible to the south, above the shared boundary treatment, when viewed from the ground floor windows situated within the southern side of No. 104's front elevation. However, a 3 metre gap will remain between the side (northern) elevation of the proposed development and the shared boundary treatment with No. 104. 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. 104. Obscure views of the proposed development will be afforded from No. 104. However, the impact on outlook is considered to be minimal and insufficient to sustain a recommendation of refusal. As such, 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 elevation of the development which will provide views into No. 104's ground floor front windows. However, these views will be provided at limited angles and therefore will be obscure. For these reasons and given the location of the proposed windows at a significant distance away from the shared boundary, the impact of the proposed windows is not considered to be that harmful in terms of loss of privacy to sustain a recommendation of refusal. Additionally, for the above reasons it is not deemed necessary in this instance to attach a condition for the proposed windows to be obscurely glazed. 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 as detailed below:

- Proposed Elevations and Layout Plan received 18/08/2021
- Proposed Site Layout Plan received 18/08/2021

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 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: James Wellwood

Date: 26/11/21

Authorised Signatory:

Date:

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