DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0851/21/HFUL
Proposal: Replacement of 2 no windows with 3 no new windows and doors and brick infill wall to the rear elevation. Replacement of back door with brick infill wall to side elevation.
Location: 11 Westhope Road, South Shields, NE34 6JT

Site Visit Made: 18/10/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

This application relates to a south facing dwellinghouse in South Shields. There is an existing single storey offshoot attached to the eastern side of the host property's rear (northern) elevation. A window is situated within the rear (northern) elevation of this offshoot as well as a door to its side (eastern) elevation. There is also an existing window situated within the western side of the host property's rear elevation.

This application seeks full planning permission to replace the window situated within the rear of the host property's existing offshoot with 2no. windows, to replace the window situated within the western side of the host's rear elevation with French doors and to replace the existing side door with a brick infill wall.

Publicity / Consultations (Expiry date: 22/10/2021)

1) **Neighbour responses** - None received.

2) **Other Consultee responses** - None received.

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010. The main considerations are the design of the proposed development and the impacts it will have on visual and residential amenity.

The proposed windows and doors will replace existing windows with only minor alterations made in comparison to the existing windows, while the location of the proposed work to the rear would also restrict the visibility of the development when viewed from the public road. Additionally, the proposal will feature materials that would match those on the existing property. As such, the overall proposed development is considered to be relatively minor in nature and would be acceptable in terms of it design and would not have a significant adverse impact upon the visual amenity of the area. Therefore, it is considered that the proposal would accord with LDF Policy DM1 (A) and the objectives of SPD9.

The proposed development would not have any realistic potential of materially impacting the amenities of neighbouring residents given the minor nature of the proposed work and given the existing windows which already provide the same outlook as the proposed windows and doors. No objections have been received from neighbours. 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.

In 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 National Planning Policy Framework. Therefore, the application is recommended for approval.

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:

- Proposed Ground Floor Plan (Drg No. 4) received 09/08/2021
- Proposed Elevation and Section B-B Plans (Drg No. 5) received 09/08/2021

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: 26/10/21

Authorised Signatory:
Date: