DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0854/21/HFUL
Proposal: Demolition of existing conservatory and construction of a single storey extension with flat roof and lanterns.
Location: 17 King George Road, South Shields, NE34 0SP

Site Visit Made: 14/09/2021

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 western facing onto King George Road in South Shields. The host property features an existing flat roofed single storey garage attached to its side (southern) elevation. Attached to the rear (eastern) elevation of this garage as well as the main rear (eastern) elevation of the host property is an existing flat roofed single storey projection which extends across the entirety of the host's rear elevation. Additionally, there is an existing conservatory attached to the north side of the rear (eastern) elevation of the host property's existing rear projection. The rear garden is enclosed by 1.9 metre high close boarded timber fencing along its northern boundary and by 2 metre high close boarded timber fencing along its rear (eastern) and southern boundaries. No. 15 King George Road adjoins the host dwelling to the north of the development site and features an existing single storey projection to its rear (eastern) elevation. No. 19 King George Road is the adjacent neighbouring property situated to the south of the development site and features an existing single storey projection to the north side of its rear (eastern) elevation.

The development proposed is to construct a single storey flat roofed extension that will adjoin the rear elevation of the host property's existing rear projection. The proposed development will extend across the entirety of the rear elevation of the existing projection and will replace the existing conservatory. The proposed development will measure approximately 9.9 metres in length and will project approximately 2.5 metres from the rear elevation of the existing projection. The proposed development will incorporate French doors and windows to its rear (eastern) elevation as well as a 3no. glazed lanterns to its roof with the addition of 1no. glazed lantern to the flat roof of the existing rear projection.

Publicity / Consultations (Expiry date: 24/09/2021)

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. 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. 15 King George Road to the north and No. 19 King George Road to the south.

The proposed rear extension will replace the existing conservatory and will project within close proximity to the shared boundary with No. 15 meaning the extension will be highly visible from its existing rear projection and rear garden area. However, an approximate 0.5 metre gap will exist between the side (northern) elevation of the proposed extension and the shared boundary. As such, for this reason and given that the proposed extension will not project beyond the host property's existing conservatory or significantly above it with no side windows proposed it is the view of the case officer that it will not result in any significant harm to the amenity of the occupants of this property in terms of loss of outlook, daylight, sunlight or privacy.

The proposed rear extension will project within close proximity to the shared boundary with No. 19 and beyond the rear elevation of its existing rear projection meaning the extension will be highly visible from this structure and from No. 19's rear garden area. However, an approximate 0.8 metre gap will exist between the side (southern) elevation of the proposed extension and the shared boundary. As such, for this reason and given its location to the north where it will be single storey in nature it is the view of the case officer that it will not 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 new side windows meaning it 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 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

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 and Proposed Site-Roof (Drg No. 0) received 09/08/2021
- Proposed Ground Floor Plan (Drg No. 5) received 09/08/2021
- Proposed South Elevation (Drg No. 6) received 09/08/2021
- Proposed East Elevation (Drg No. 7) received 09/08/2021
- Proposed Section A-A and North Elevation (Plan Drg No. 8) received 09/08/2021
- Proposed Section B-B Plan (Drg No. 9) received 09/08/2021
- Proposed Section C-C Plan (Drg No. 10) 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 proposed work will form part except where otherwise stated on the application form for planning application ST/0854/21/HFUL received 09/08/2021. 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:** 27/09/21
Authorised Signatory: **Date:** 30/09/21