## DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

**Ref No:** ST/0949/21/HFUL
**Proposal:** First floor side extension.
**Location:** 4 Ambleside Avenue
South Shields
NE34 0EA

**Site Visit Made: 02/11/2021**

## Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

## Description of the site and of the proposals

This application relates to a north facing semi detached property in South Shields. The property is set on the corner of Ambleside Avenue and Rydal Gardens, set at 45 degrees to each street. The hipped roof property has two storeys and to the eastern side and part of the front elevation there is a single storey wrap around extension hosting a garage and porch.

Full planning permission is sought to construct a first floor side extension above the existing side extension.

Amended plans were received on 17th November 2021 following officer concern regarding design. The changes related to setting back the first floor side extension from the host property's principal elevation. Neighbouring properties were notified of the changes, having regard to the Council's SCI.

## Publicity / Consultations (Expiry date 09/12/2021 )

1) **Neighbour responses – None received**

2) **Other Consultee responses - None**

## Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

LDF Policy DM1 seeks to preserve residential and visual amenity. SPD9 sets out guidance for householder developments.

With regard to first floor side extensions, SPD9 states that on semi-detached and high-density detached properties they should:

- retain a minimum 1 metre gap between the extension and the side boundary of the application site;
- provide a minimum 1 metre 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

SPD9 notes that in situations where terracing would not arise, because there is no development immediately adjoining the location of the proposed extension, it may still be necessary to provide a set-back between the front wall of the upper storey extension and the main front wall of the house, and a lower ridge line, in order to achieve an appropriate design in the context of the street scene.

The proposed first floor side extension would be set a minimum of 2.8m from the boundary. Couples with the fact that the host property is set at a 45 degree angle to the neighbouring property, No. 3 Rydal Gardens, there would be no terracing as a result of the proposed development. The first floor side extension would be set back by 0.9m from the principal elevation of the host property. Whilst less than the 1m set back standard, it is still considered that, when coupled with the significantly lowered ridge line, this would be acceptable given that the proposed extension would be therefore subservient to the host property.

The proposed development would be set a minimum of 2.8m from the boundary with No. 3 Rydal Gardens to the south and approximately 5m from that property's northern side elevation. Given that distance, and also the orientation of the two properties, there would be no significant harm to the residential amenity of No. 3 Rydal Gardens, particularly with regards to loss of outlook, overshadowing and overdominance.

There would be no windows in the rear or side elevations of the proposed side extension. Consequently, there would be no significant loss of privacy to No. 3 Rydal Gardens, or the McCarthy and Stone residential apartment block set to the rear of the site. There would be a window at first floor level to the front elevation but this would be set sufficient distance from any nearby residential properties to ensure that there would be no loss of privacy.

The proposed development would be screened from the adjoining neighbour to the west, No. 2 Ambleside Avenue, by the main bulk of the host property and as such there would be no significant harm to the residential amenity of that property.

The pitched roof design of the proposed development would be in keeping with the host property and other properties in the area and would be acceptable. Therefore there would be no significant harm to the visual amenity of the area.

In conclusion the proposed development would result in no significant harm in terms of residential or visual amenity. The proposed development would comply with all relevant local and national planning policy. The application is therefore 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 plan(s) as detailed below

Drg No C-02 Rev A received 17/11/2021

Drg No C-03 Rev A received 17/11/2021

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: Seán Gallagher**
**Signed:**
**Date: 10/12/2021**

**Authorised Signatory:**
**Date:**

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