DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0992/21/HFUL
Proposal: Removal of conservatory and construction of single storey rear sunroom extension.
Location: 45 Tynedale Road
South Shields
NE34 6EZ

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 semi-detached bungalow located within an established residential area. The host dwelling is south-eastern facing onto Tynedale Road in South Shields. The host property is an 'L' shaped dwelling as a result of an existing pitched roofed offshoot which projects from the north-eastern side of the host's main rear (north-western) elevation. The host property features a paved driveway to the north-eastern side of its front curtilage. This driveway extends up to an existing pitched roofed garage situated within the host property's rear curtilage. To the rear, there is an existing conservatory which projects from the rear (north-western) elevation of the host property's rear offshoot. This conservatory adjoins the side (south-western) elevation of the host property's rear garage. There is also another existing conservatory which adjoins the south-western side of the host property's main rear elevation. The rear garden is enclosed by 1.8 metre high timber fencing. No. 47 Tynedale Road is the adjacent semi-detached bungalow situated to the north-east of the development site and No. 43 Tynedale Road adjoins the host dwelling to the south-west of the development site. No. 43 features an existing single storey extension which projects from the south-western side of its rear elevation.

The development proposed is to construct a single storey pitched roofed extension in lieu of the existing conservatory that will adjoin the rear elevation of the host property's rear offshoot. The proposed extension will also adjoin the side (south-western) elevation of the host property's existing rear garage. The proposed development will measure approximately 4 metres in width and will project approximately 5.9 metres from the rear elevation of the host property's rear offshoot. The proposed development will incorporate French doors and windows to its side (south-western) elevation as well as bi-folding doors and windows to its rear (north-western) elevation. The proposed extension will also incorporate 2no. rooflight's to each roof slope. The extension will be constructed with rendered brick walls, clay roof tiles and black aluminium framed windows and doors.

Publicity / Consultations (Expiry date: 03/12/2021)

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

The proposed rear extension would extend approximately 5.9 metres from the original rear elevation, exceeding the guidance of 3 metres as set out in the Council's design guidance for semi-detached houses (SPD9: paragraph 8.1). However, given that the proposed extension would not exceed the rear projection of the host property's existing rear garage, the increased protrusion is considered acceptable in this particular case. Although the black aluminium framed windows and doors which are proposed as part of this extension would not be in keeping with the character and appearance of the host dwelling and surrounding area, the proposed windows and doors will be located at the rear of the property where they would not have any significant impact on the surrounding street scene.

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. 47 Tynedale Road to the north-east and No. 43 Tynedale Road to the south-west.

The proposed rear extension would be located approximately 4.3 metres away from the shared boundary with No. 47 and would be separated from the rear garden area of this property by the host property's existing garage. In addition to this separation distance, the proposed extension will be of only one storey in height, whereby it will not project significantly above the height of the host property's existing garage and would only project minimally beyond the rear elevation of this garage. Therefore, it is not considered that the proposed rear extension would significantly affect the amenity of No. 47 through any overbearing, dominance or overshadowing effects, or impact on the outlook of this property. The proposed extension will contain no windows which provide any direct views of any of No. 47's habitable windows or amenity spaces meaning it will not result in any harm to the amenity of the occupants of this property in terms of loss of privacy/overlooking.

The proposed rear extension will replace the existing conservatory and will feature an increased rear projection and overall height in comparison to this existing structure. Additionally, the proposed extension would project above the height of No. 43's existing rear extension which contains windows that directly face the development site. As a result, the proposed extension will be highly visible when viewed from this extension and the rear garden area of this property. However, the proposed extension would be located approximately 3.5 metres away from the shared boundary with No. 43 and it must be noted that the side windows of No. 43's rear extension are situated away from the shared boundary. In addition to this separation distance, the proposed extension will be of only one storey in height and would be located to the north-east of this property. 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. The proposed extension includes windows and doors located in the side elevation which will face the shared boundary with No. 43. Therefore, it is likely that the proposed extension would have some impact in terms of loss of privacy. However, the host property's existing conservatory already features windows which face the shared boundary from a similar distance and provide a similar outlook to those proposed. Additionally, the impact will be reduced as a result of the screening provided by the existing 1.8 metre high fencing erected along the shared boundary which partially obscures the proposed windows and doors. Therefore, for the above reasons and given the

distance of the proposed windows and doors from the shared boundary it is not deemed necessary in this instance to attach a condition for the proposed windows and doors to be obscurely glazed and it is the view of the case officer that they are unlikely to result in such a severe increased loss of privacy when compared to the existing situation to sustain a recommendation of refusal.

The proposed extension 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

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 plan as detailed below:

- Proposed Plans (Drg No. 3135) received 24/09/2021

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 as stated on the proposed plans (Drg No. 3135) received 24/09/2021 and / or stated on the planning application form for planning application ST/0992/21/HFUL received 24/09/2021. 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

Case officer: James Wellwood
Date: 03/12/21

Authorised Signatory:
Date:

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