DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1069/21/HFUL
Proposal: Demolish conservatory and construct single storey extension to rear
Location: 189 King George Road
South Shields
NE34 0EX

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 dwelling located within an established residential area. The host dwelling is western facing onto King George Road in South Shields. To the rear, there is an existing single storey offshoot which adjoins the north side of the host property's rear (eastern) elevation and to the south side is a conservatory. The rear garden is enclosed by 1.8 metre high timber fencing along its northern boundary and by 1.6 metre high timber fencing along its rear (eastern) and southern boundaries. No. 187 King George Road is the adjacent detached property situated to the north of the development site and No. 191 King George Road adjoins the host dwelling to the south of the development site.

The development proposed is to construct a single storey lean-to pitched roofed extension in lieu of the existing conservatory that will adjoin the south side of the host property's rear elevation as well as the side (southern) elevation of the host's existing offshoot. The proposed development will project approximately 2.15 metres from the rear elevation of the host property. The proposed development will incorporate bi-folding doors to its rear (eastern) elevation as well 3 no. rooflight to its roof slope. The extension will be constructed with roof tiles and window frames to match those of the existing dwelling. The extension will also be constructed with rendered walls and grey framed doors.

Publicity / Consultations (Expiry date: 02/12/2021)

1) Neighbour responses

One comment received from a neighbouring occupier in support of the proposed development.

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 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. Its rear projection, at approximately 2.15 metres in depth, will meet the length that is ordinarily considered to be appropriate in the Council's design guidance for semi-detached houses (SPD9: paragraph 8.1). Therefore, the design of the proposed extension is considered to be of an appropriate scale and mass to the main dwelling. As such, for the above reasons, the proposed extension is considered acceptable in terms of its design and impact on visual amenity.

Although the proposed use of render and grey framing would not be in keeping with the character and appearance of the host dwelling and surrounding area, the proposed materials will be located at the rear of the property where they would not have any significant impact on the surrounding street scene.

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. 187 King George Road to the north and No. 191 King George Road to the south.

The proposed extension will be of only one storey in height, whereby it will not project above the height of the host property's existing offshoot or beyond the rear elevation of this offshoot. Therefore, it is not considered that the proposal would significantly affect the amenity of No. 187 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. 187'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 extension will replace the host property's existing conservatory and will be situated at close proximity to the shared boundary with No. 191 where it will project above the height of the shared boundary treatment. As a result, it will be highly visible when viewed from this property. However, the proposed extension will be of only one storey in height, whereby it will not project beyond the rear elevation of the host property's existing conservatory or significantly above the height of this conservatory. As such, when compared with the impact of the existing conservatory; any overbearing, dominance or overshadowing effects, or any impact on the outlook of this property would not be materially increased as a result of the proposed extension. The proposed extension will contain no windows which provide any direct views of any of No. 191'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 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.

It is not considered that the proposal has any potential to materially harm the residential amenity of any neighbouring occupier. 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 Plans and Elevations (Drg No. 001) received 26/10/2021
- Existing and Proposed Site Layout Plans (Drg Nos. 002 and 003, Rev A) received 26/10/2021

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/1069/21/HFUL, received 26/10/2021. 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 UNIQUE NOTE TO APPLICANT

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: 03/12/21

Authorised Signatory:
Date:

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