DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1123/21/HFUL
Proposal: Single storey extension to rear
Location: 72 Lisle Road
South Shields
NE34 6DH

Site Visit Made: 16/12/2021

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 eastern facing onto Lisle Road in South Shields. The host property is an 'L' shaped dwelling as a result of an existing single storey offshoot attached to the south side of the host property's main rear (western) elevation. This offshoot is adjoined to the attached single storey offshoot of the property to the south. The host property features a paved driveway to the north side of its front curtilage. This driveway extends up to an existing flat roofed detached garage situated within the host property's rear curtilage. This garage features a flat roof and is adjoined to the attached garage of the property to the north. The rear garden is enclosed by 1.8 to 2 metre high timber fencing. No. 70 Lisle Road is the adjacent bungalow situated to the north of the development site and No. 74 Lisle Road adjoins the host dwelling to the south of the development site.

The development proposed is to construct a single storey pitched roofed extension that will adjoin the north side of the host property's main rear elevation as well as the side (northern) elevation of the host's existing offshoot. The proposed development will measure 4 metres in width and will project 5.7 metres from the main rear elevation of the host property. The proposed development will incorporate patio doors and windows to its rear (western) elevation as well as 2no. rooflights to each roof slope.

Publicity / Consultations (Expiry date: 22/12/2021)

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 5.7 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 only project an additional 2 metres in relation to the projection of the host property's existing offshoot and given the considerable rear projections of the extensions to the rear of properties along Lisle Road, the increased protrusion is considered acceptable in this particular case. As the extension will be to the rear, it will have little prominence in regard to the surrounding street scene and will consist of materials that match those on the existing property. Consequently, the proposed development would not have a significant adverse impact upon the visual amenity of the area and will be in keeping with the character and appearance of the main dwelling. As such, 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. 70 Lisle Road to the north and No. 74 Lisle Road to the south.

The proposed extension will project above the height of the shared boundary with No. 70 meaning it will be visible when viewed from the rear garden of this property. However, the proposed extension would be situated away from the shared boundary and separated from the rear garden area of this property by both No. 70's existing garage and 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 beyond the rear elevations of the above garages or significantly above the height of them. Therefore, it is not considered that the proposed rear extension would significantly affect the amenity of No. 70 through any overbearing, dominance or overshadowing effects, or significantly impact on the outlook of this property. The proposed extension will contain no 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.

The proposed extension will project within close proximity to the shared boundary with No. 74 where it will be highly visible when viewed from the rear garden of this property. However, the proposed extension will be situated 2.3 metres away from the shared boundary and to the north of this property. Additionally, the proposed extension will be of only one storey in height, whereby it will not project above the height of the rear offshoots of both No. 74 and the host property or significantly beyond the rear elevations of these offshoots. As a result, the proposed extension will be partially obscured by these offshoots. Therefore, it is not considered, for the above reasons, that the proposed rear extension would significantly affect the amenity of No. 74 through any overbearing, dominance or overshadowing effects, or significantly impact on the outlook of this property. The proposed extension will contain no 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.

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.

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

The proposal is considered to be an acceptable form of development, subject to the inclusion of the suggested conditions. However, it must be pointed out that approval of the proposed development will

not prevent the Local Planning Authority from resisting similar development in cases where it will result in a detrimental impact. Each planning application will be considered on its individual planning merits.

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:

- Proposed Floor Plan and Elevations (Drg No. 21 / 20 / B) received 15/11/2021
- Existing and Proposed Site and Roof Plans (Drg No. 21 / 20 / C) received 15/11/2021

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 proposed work will form part except where otherwise stated on the application form for planning application ST/1123/21/HFUL, received 15/11/2021. 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: 22/12/21

Authorised Signatory:
Date:

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