DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0004/22/HFUL
Proposal: Single storey rear extension to existing kitchen with 5no. rooflights. 1no. rooflight to rear roof slope. Glazed roof lantern to existing single storey rear flat roofed offshoot (dining/breakfast room).
Location: 30 Clyvedon Rise
South Shields
NE34 8DL

Site Visit Made: 6/1/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a semi-detached bungalow located on the southern side of Clyvedon Rise. The neighbour to the west is a semi-detached bungalow attached to the application property (28 Clyvedon Rise). To the south beyond the rear gardens of these properties are other properties' gardens with agricultural land beyond. The neighbour to the east is a semi-detached bungalow (34 Sunniside Drive) and is positioned perpendicular to the application property. The highway is located to the north, with further properties located on Clyvedon Rise.

The proposal seeks permission to erect a single storey extension to the rear of the existing kitchen at the same ridge and eaves height and protruding three metres in length. The extension would measure 2.8 metres to the eaves and 4.6 metres to the ridge. The roof of the proposed extension would contain 2no rooflights in each side elevation (east and west) and 1 rooflight to the southern elevation. A glazed lantern is proposed within the existing flat roof rear extension. The materials proposed for all elements would match those on the existing dwelling.

The site has an extant permission for a single storey extension to the rear of the attached garage, loft conversion with dormer windows and a lantern to the existing flat roof rear extension (ref ST/0135/21/HFUL) approved 1st April 2021.

Publicity / Consultations (Expiry date 09/02/2022)

1) Neighbour responses
None

2) Other Consultee responses
None

Assessment

Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies and all other material planning considerations, including representations received, it is considered that the main issues for consideration are the impact upon on visual amenity; and the impact on residential amenity.

Impact upon Visual Amenity

Part 12 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment.

Policy DM1(A) of the South Tyneside LDF seeks to ensure new development is appropriate for the host building.

SPD9 (House Holder Developments) of the South Tyneside LDF provides guidance in respect of householder developments.

The proposed rear extension would extend approximately 3 metres from the original rear elevation of the dwelling, in line with the guidance depth of 3 metres as set out in the Council's design guidance for semi-detached houses (SPD9: paragraph 8.1). This ensures that the proposed development is of an appropriate scale for the application site. The ridgeline of the extension would follow the existing ridgeline of the existing rear extension to the dwelling, which is set down from the main ridge. The proposed extension would be constructed from materials match, and as such the proposal would be in keeping with the character and appearance of the host dwelling and surrounding area.

It is noted that the site has an extant permission for an extension to the rear the garage and loft conversion, but these works in tandem with this proposal would not result overdevelopment of the site.

It is considered that the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Residential amenity

Parts 12 and 15 of the NPPF, require that a good standard of amenity for existing and future users be ensured, whilst seeking to prevent both new and existing development from contributing to, or being put at unacceptable risk from unacceptable levels of pollution. In line with this, Policy DM1(B) of the South Tyneside LDF seeks to protect residential amenity of neighbours from harmful impacts from development.

The proposed rear extension would be sited approximately 13.4 metres from the rear of nos. 34 and 36 Sunniside Drive which are to the east. The proposed works would be largely screened by the existing boundary fence and neighbour's detached garage. This extension would not project any further than the existing conservatory extension. As such it is not considered any adverse amenity or privacy implications would occur as a result of this element, or any significant overshadowing effects over and above the existing situation.

The rear garden depth of the application site would remain at over 8 metres in depth ensuring sufficient useable space is retained to serve the property.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

Conclusion

It is considered that, in the site circumstances and context of this particular case, that this proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A & B), having regard to all other material planning considerations, including the design guidance in SPD9. The proposal is considered to be an acceptable form of development, subject to the inclusion of the suggested conditions.

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(s) as detailed below

Proposed Elevations and Sections Drg No. 2 received 04/01/2022
Proposed Ground Floor Plan and Existing Side Elevation Drg No. 1 received 04/01/2022
Proposed Site and Roof Plan received 04/01/2022

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: Adam Williamson
Date: 10/02/2022

Authorised Signatory:
Date:

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