DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0045/22/HFUL
Proposal: Single storey rear sun lounge extension with flat roof and 2No. pitched glazed lanterns. Dark grey door and window framing and silver pearl render finish to rear of main dwelling.
Location: 9 Cauldwell Villas
South Shields
South Tyneside
NE34 0RZ

Site Visit Made: 14/02/2022

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 west facing semi detached dwellinghouse in South Shields. To the rear there is a moderately sized garden which is predominantly paved, with a decked area to the northeastern corner. The adjoining neighbour, no. 11 Cauldwell Villas has a sunroom extension built onto the shared boundary with the application site, which measures 5.4 metres in length and is 3.3 metres in height (approval ref ST/1724/11/FUL).

Planning permission is sought for the erection of a sunroom to the rear of the above address. The proposed sunroom would measure 5.4 metres in length, 4 metres in width, and 3 metres in height. The sunroom would also contain 2 no roof lanterns, folding doors to the northern elevation and a window to the eastern elevation. The submitted plans state that the proposed sunroom would be constructed from materials to match the host dwelling.

The submitted plans also show the rear elevation of the dwelling is to be rendered is Silver Pearl K render.

Publicity / Consultations (Expiry date 17.02.2022)

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.

Given the nature of the proposal, the development would be partly from the public domain.

SPD9 (House Holder Developments) of the South Tyneside LDF provides guidance in respect of householder developments. Paragraph 8.1 of the design guidance in SPD9 states that single storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 3 metres in respect of semi-detached houses will generally be acceptable but does allow the scope for extensions larger than this to be granted planning permission where their impacts are considered to be acceptable on their planning merits and based on the site-specific circumstances.

In this case, the proposed 5.4 metre projection is noted. However, it would match the projection of existing sunroom to the adjoining neighbouring property (approved in 2011 ref ST/1724/11/FUL), and as such in this case, whilst the projection would be greater than 3 metres, it would be acceptable in this instance.

The proposed extension and alterations to the rear of the property would be of an appropriate design that would relate well to the host property. The plans indicate that the materials used in the extension would match the host dwelling, but as powder coated windows and doors are proposed, a condition is recommended that the materials match those shown on the submitted plans. Given this, the proposed extension would visually be a secondary addition that is proportionate in the context of the host property and would not materially impact on the character and appearance of the street scene.

It is also proposed to render parts of the rear of the dwelling in Silver Pearl K render. The rear elevation of the existing side extension is rendered, along with the rear boundary treatments. Also, side and rear elevations of neighbouring properties have a rendered finish. As such the application of render to the rear of the dwelling would be in keeping with the character of the surrounding area.

This scheme is therefore considered to be acceptable in respect of its impacts on the visual character of the surrounding area and in would not undermine the guidance set out within Policy DM1 (A) and the design guidance contained in 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.

In respect of neighbouring properties, there is a separation distance of 29 metres between the proposed structure and properties to the rear on Cauldwell Place. No. 7 Cauldwell Villas, located to the north of the application site, has itself been extended to the rear by a single storey extension (which has no windows facing towards the application site), has a high boundary fence and a detached garage structure within the rear garden. The proposed extension would be located 10.9m from the common boundary with no. 7 Cauldwell Villas, a sufficient distance to ensure no resultant impacts to residential amenity.

The only additional issue to consider is the impact of the proposal on the amenity of the adjoining neighbour at no 11 Cauldwell Villas. The adjoining neighbour, no. 11 Cauldwell Villas has a sunroom extension built onto the shared boundary with the application site, which measures 5.4 metres in length and is 3.3 metres in height. The proposed sun lounge would lie north of the party boundary so that both existing and proposed structures will create some overshadowing, but the degree of additional overshadowing is considered likely to be minor.

It is concluded that for the above reasons the proposal is acceptable and not contrary to LDF policy DM1 and SPD 9.

The site has an extant permission for the erection of a detached garden room approved in April 2020 (ref ST/0187/20/HFUL). It is considered that even with this extant permission the proposed sunroom would not result in the over development of the site.

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 Site and Roof Plan received 13/01/2022
Proposed Rear Elevation Drg No 1 received 13/01/2022
Existing Elevations, Proposed Floor Plan and Site Elevations Drg No 0796/6544/882 received 13/01/2022

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 facing materials to be used to carry out the development hereby permitted shall be as those stated on Proposed Rear Elevation Drg No 1 received 13/01/2022, 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
Signed: 01/03/2022
Date:

Authorised Signatory:
Date:

«END»