DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0071/22/HFUL
Proposal: Proposed single storey (rear) extension.
Location: 7 Kent Place
South Shields
NE34 6PU

Site Visit Made: 10/03/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for a single storey rear extension at 7 Kent Place, South Shields. The semi-detached property is located along a cul-de-sac within a well-established residential area of South Shields.

The proposed single storey rear extension would project 2.75m from the rear elevation of the main dwelling, be constructed along the side boundary shared with the attached neighbour, the eaves height would measure a height of 2.4m and the roof ridge would measure a height of 3.4m. The rear elevation would host bi-fold doors.

The architectural style and facing materials of the development would match the host dwelling.

The initial proposal was to construct a first floor above the existing side/rear offshoot and a single storey front extension also; however the plans were amended omitting the first floor element of the proposal. The neighbours were re-notified of this amendment. The application was amended for a final time removing the front porch element; however neighbours were not re-notified, which is in accordance with the SCI.

Publicity / Consultations (Expiry date 14/04/2022)

1) **Neighbour responses**
   None received
2) **Other Consultee responses**
   None

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design and visual impact; and,
- Impact on residential amenity

Design/Visual Impact

The proposal is considered to be a subservient addition in relation to the main property. The proposal would not be visible from the public domain along Kent Place and therefore would not detract from the character and appearance of the street scene. Furthermore the proposed materials are considered

acceptable. Therefore it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

No. 5 Kent Place is the attached neighbour located east of the applicant property. The proposed rear extension would be constructed along the common boundary shared with no. 5 and would project 2.75m from the rear elevation. The rear elevation of no. 5 is south facing and will continue to receive sunlight for a large proportion of the day. SPD9 states that in circumstances such as this, a 3m rear projection would normally be acceptable and as a general rule, a rear extension projecting 3m on a semi-detached dwelling can be constructed along the boundary without requiring planning permission. Therefore it is considered that the proposed rear extension at no. 7 would not adversely impact the attached neighbour in terms of loss of outlook and privacy, over-shadowing and over-dominance.

The adjacent neighbour; no. 9 Kent Place would not be adversely impacted by the proposed rear extension at no. 7 as the rear extension would project 0.9m beyond the existing rear/side offshoot and be set back approx. 3.5m from the common boundary shared with no. 9. Therefore, the proposed development at no. 7 would not adversely impact upon the adjacent neighbour in terms of loss of outlook or privacy, or through over dominance and /or overshadowing. The proposal is not considered to adversely impact upon the adjacent neighbours in terms of loss of outlook and privacy, over-shadowing and over-dominance.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD 9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Conclusion

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 NPPF.

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

Existing and Proposed Plans – Received 29/04/2022

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window or other opening shall be made in the east side elevation of the extension hereby permitted unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenity of the occupiers of the adjacent property 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: Emma Thomas
Signed: Emma Thomas
Date: 29/04/2022

Authorised Signatory: Geoff Horsman
Date: 05/05/2022

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