DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0164/22/HFUL
Proposal: Single storey side and rear extension - porch and cupboard to side, converting existing garage to shower room and utility room, kitchen/dining room to rear with flat roof rooflight
Location: 10 Central Avenue
South Shields
NE34 6AZ

Site Visit Made: 24/03/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The site to which the application relates is a two-storey semi-detached dwelling located within an established residential area. The area is characterised by dwellings in generous plots with long rear gardens, wide highway with trees planted in the verges. The application site has been extended several times in the past and has a two storey flat roof, side/ rear extension containing a garage and kitchen, with a smaller flat roof single storey infill extension to the rear. There is also a detached rear outbuilding which appears to have been used as a garage historically prior to the erection of the two storey side/ rear extension. The adjoining neighbouring dwelling, 8 Central Avenue has a number of rear extensions including a conservatory and 2 storey flat roof extension.

Planning permission is sought for the erection of a single story extension to the side of the property, to the front of the existing flat roofed two storey extension. The proposed extension would measure 2.4 metres in width by 2.7 metres in length, 2.2 metres to the eaves and 3.3 metres to the highest point. The proposed extension would also involve converting the existing garage to form a porch, shower room and utility room.

It is also proposed to infill the area located to the rear of the dwelling, between the existing two storey rear extension at the application site and the common boundary to no. 8, with a single storey flat roof extension measuring 2.5 metres in length by 2.4 metres in width, 2.6 metres to the eaves and 2.8 metres to the highest point. The proposed extension would contain patio doors and a rooflight.

The submitted plans state that the proposed extensions would be constructed from materials to match the host dwelling.

Publicity / Consultations (Expiry date 06/04/2022)

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.

At present the dwelling has the access door to the side (southern) elevation. The proposed side extension would project forward past this door and would contain a porch area with the door facing the street elevation (west), but would still be set back from the front building line of the dwelling by 3.5 metres. The proposed door would have two fan light windows to the side, with brick work and roof covering to match the dwelling. The extension would represent a sub servient addition to the dwelling and given the set back from the front of the dwelling, would not be unduly prominent within the street scene.

The rear extension would be an infill of an existing gap between the boundary wall with no. 8 Central Avenue and the existing rear extension to the application site. This extension would not be visible from any public vantage points and would represent an acceptable minor addition to the dwelling.

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. 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 side extension would be built to the party boundary with no. 12 Central Avenue to the south. No 12 Central Avenue has a garage adjacent to the side of the proposed extension, set approximately 1 metre off the boundary. The southern elevation of the proposed extension is blank and given it is adjacent a garage, there would be no detrimental impact upon the amenity of the occupiers of No 12 Central Avenue as a result of the proposed extension.

The proposed rear extension would be constructed to the boundary with No 8 Central Avenue to the north. The boundary wall at this point is approximately 2.5 metres in height meaning the proposed extension would be screened by the existing boundary wall. As the proposed extension would not be visible, there would be no detrimental impacts created in terms of loss of light, overshadowing or privacy.

The rear garden depth of the application site would remain at over 30 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, 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

Existing and Proposed Plans and Elevations Drg No 0798-9160-742 received 14/02/2022
Proposed Elevations and Sections Drg No 1 received 14/02/2022
Proposed Site and Roof Plan received 14/02/2022

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

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: Adam Williamson
Date: 07/04/2022

Authorised Signatory:
Date:

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