DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0166/22/HFUL
Proposal: Double height and single height rear extension
Location: 56 Cauldwell Villas
South Shields
NE34 0SX

Site Visit Made: 31/03/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to an east facing semi-detached dwelling in South Shields. The property has a moderately sized rear garden with a driveway to the front of the property. The property has a small single storey projection forming a garden store on the rear elevation. The property is constructed of red brickwork, red tiled hipped roof with a rendered bay window on the front elevation.

This application seeks full planning permission to construct a part two storey, part single storey rear extension. The proposed extension would provide a larger dining/kitchen area on the ground floor and larger bedrooms on the first floor. The two-storey element of the extension would have a flat roof while the single storey element would have a lean to roof. The facing materials would consist of brickwork and rendered walls with a single ply flat roof and roof tiles for roof materials. The extension would be set 0.2m from the boundary with No 54 and 1.4m from the boundary with No 58. The two-storey element would project 2.5m from the rear elevation of the property with the single storey element projecting a further 2m (resulting in a total projection of 4.5m). The two storey extension would have a maximum height of 5.9m whilst the single storey extension would have an eaves and ridge height of 2.4m and 3.4m respectively. The dimensions of the proposed extension can be scaled from the proposed drawings.

Amended plans where received on the 24/04/2022 to clarify a windows on the proposed south-east elevation of the property. Neighbouring properties have been notified of the changes, having regard to the Council's SCI.

Publicity / Consultations (Expiry date 10/05/2022)

1) Neighbour responses

None received

2) Other Consultee responses
None received

Assessment

The main material planning considerations of this application are:

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity

In terms of rear extensions, SPD9 states that single storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 3m in respect of semi-detached or terraced houses will generally be acceptable. Planning applications for two storey rear extensions will be assessed by having regard to permitted development limits within the General Permitted Development Order (GPDO), and the principles listed in Section 3 of SPD9. In particular, acceptable separation distances between habitable room windows on a proposed extension and those on the main rear elevation of facing dwellings should be sufficient to ensure a reasonable level of privacy for the resident's opposite. This will be assessed on a case-by-case basis.

It should be noted that the neighbouring dwelling (no 58) has recently had an application approved (ref ST/0169/22/HFUL) for alterations to the existing single storey rear extension. This application must be judged on the circumstances at this time however, although it is noted that the proposal at No 58 would retain the projection of the single storey rear projection adjacent to the boundary with No 56.

Design and Impact on Visual Amenity

As the proposed extension would be located to the rear of the existing dwelling it would not impact on the appearance or street scene of Cauldwell Villas. It is also proposed for cream render to be applied to the first floor of the front elevation which would have some impact on the street scene of Cauldwell Villas.

The proposed rear extension would be part two storey and part single storey. The two storey element would span the whole width of the rear of the dwelling and would project 2.5m from the main rear elevation. The single storey element would span the width of the rear of the dwelling and would project a further 2m (i.e 4.5m projection in total). The property has had no previous extensions. Taking into account the footprint of the existing property, the plot size and the size of the proposed extension, it is considered that the extension would be in keeping with the original house. The application proposes a flat roof for the two-storey extension and a lean to roof for the single storey extension. The flat roof would not be visible from Cauldwell Villas and there are 2 storey flat roofed extensions at the rear of No.54 adjacent and No.62 nearby. As such a 2 storey flat roofed extension is therefore considered to be acceptable in this instance. However, although it is proposed that matching roof tiles be used for the proposed roof of the single storey extension, it is proposed that the external materials of the extension walls be brickwork on the ground floor and cream coloured render at first floor and on the first floor of the front elevation of the dwelling. Cream coloured render has been used elsewhere on Cauldwell Villas, including the neighbour at No 58. It is therefore considered that the proposed render would not be harmful to the street scene. A condition is therefore suggested requiring the materials to be used on the property to be as stated on the application form, unless otherwise agreed in writing by the Local Planning Authority. Subject to this, it is considered that the proposed extension would be acceptable with regards to its impact on the visual amenities of the area and would be in accordance with Policy DM1 (A) and the guidance set out in SPD9.

Residential Amenity

The proposed rear extension would be set 1.4m from the boundary with No 58 Cauldwell Villas to the south. The first-floor element of the extension would be visible from No 58 however, given the distance between No 58 and the extension, and the limited projection of the first-floor level, there would be no significant harm to the residential amenity of this property, particularly in terms of loss of light, loss of outlook, overshadowing or overdominance. The ground floor element would be predominantly screened from No.58 by an existing single storey extension which projects approximately 5.4m into the rear garden of No 58. There is a doorway and two windows in the side elevation of No 58 which would face onto the proposed extension; The 2 windows serve a dining room but this also received natural light via an existing rear conservatory and the door leads onto a room that receives natural light from the rear elevation. It is proposed for four windows on the south east elevation of the proposed extension facing

No 58, three on the first floor and one on the ground floor. The windows on the first floor are proposed to be obscure glazed and it is considered prudent to secure this through a planning condition. The window proposed on the ground floor would be at such a height that it would be obscured by the existing 1.8m boundary fence, therefore preventing this window from impacting on the privacy of No 58. It is however recommended that permitted development rights for any additional windows in the side elevation be removed. Overall, subject to the aforementioned planning conditions the proposed extension would not be harmful to the amenity of this property, particularly in terms of loss of privacy, loss of light , loss of outlook, overshadowing or overdominance.

The proposed rear extension would be set 0.2m off the boundary with No 54 Cauldwell Villas to the north. This property has a two-storey rear extension approximately 2.5m in projection therefore, the proposed two storey extension would not project further than the existing extension at No 54 therefore having no impact on the first-floor habitable room windows on the rear elevation on No 54.

The rear extension at ground floor would project 2m beyond the rear elevation of No 54s rear extension. This would have less impact than a 3m extension as set out in SPD9 which would usually be acceptable with regards to single storey extensions. In the rear elevation of that extension there is a large patio window which is set approximately 0.5m from the boundary. Given the projection of the extension beyond the rear building line of No. 54's extension and given the wide aspect of that patio window which would be set 0.6m from the extension, it is not considered that there would be such significant harm to the residential amenity of No. 54 to warrant refusal. There would be no windows in the side elevation facing no 54 so there would be no significant loss of privacy to this property. On balance the rear extension is therefore considered acceptable in terms of its impact on the residential amenity of neighbouring properties.

Overall, it is considered that the proposals would not be harmful to the amenity of neighbouring properties with regards to loss of privacy, loss of light, loss of outlook, overshowing or overdominance. The is therefore considered to comply with Policy DM1 (B).

Summary

In conclusion the proposed development would have no significant harm upon the residential amenity of any neighbouring properties, or the visual amenity of the area. It is considered that the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9. The application is therefore recommended for approval.

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 Floor Plans and Elevations received 22/04/2022

Existing and Proposed Site Plans received 25/02/2022

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 materials to be used to carry out the development hereby approved shall be those stated on the application form received 17/02/2022 and shown on the existing and proposed floor plans and elevations received 22/04/2022, unless otherwise agreed in writing by the Local Planning Authority.

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 window or other opening shall be made in the south east side elevation of the extension hereby permitted facing No.58 Cauldwell Villas 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 adjacent properties and in accordance with South Tyneside LDF Development Management Policy DM1.

5 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the ensuite toilet/shower room window to be formed at first floor level in the south east elevation of the extension hereby permitted shall at all times following its installation be permanently glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential 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: Samantha Gallagher
Signed: S Gallagher
Date: 11/05/2022

Authorised Signatory: Geoff Horsman
Date: 11/05/2022

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