DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0169/22/HFUL
Proposal: Demolish existing rear conservatory. Partly demolish existing kitchen/bathroom offshot and construct new single storey rear sun lounge/dining room/kitchen extension with flat roof and pitched glazed lantern. Internal bathroom and relocate entrance door to side of existing house.
Location: 58 Cauldwell Villas
South Shields
NE34 0SX

Site Visit Made: 05/04/2022

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 semi detached dwellinghouse in South Shields.

Planning permission is sought for the demolition of the existing rear conservatory. Partly demolish existing kitchen/bathroom offshot and construct new single storey rear sun lounge/dining room/kitchen extension with flat roof and pitched glazed lantern. Internal bathroom and relocate entrance door to side of existing house.

Apart from the proposed dark grey fibreglass roof, the pitched glazed lantern and dark grey bi-fold doors, the proposed materials would match the host dwelling.

Publicity / Consultations (Expiry date: 15/04/2022)

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

Assessment

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

Design/Visual Amenity

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. 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 5.4m projection is noted. However, it would match the projection of existing offshot and replace a 3.6m projection conservatory, and as such in this case, whilst the projection would be greater than 3m, it would be acceptable in this instance.

Given the nature of the proposal, the single storey rear extension would not be visible from the public domain. The relocation of the existing side elevation door would be visible from Cauldwell Villas, however this would replace an existing window. Therefore the proposals would not detract from the character of the property and street scene. proposed materials are also considered to be acceptable as the materials would match the existing dwelling (apart from the flat roof, lantern and bi-fold door materials).

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 adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A), and the associated Supplementary Planning Document (SPD) 9 'Householder Developments'.

Residential Amenity

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, the attached neighbour (no. 60 Cauldwell Villas) hosts a rear offshot which is set back 1.3m from the common boundary shared with the applicant property. There is a small obscure glazed bathroom window located on the rear elevation of the main dwelling set in between the offshot and side boundary. No. 58 currently hosts a rear conservatory which projects 3.6m from the rear elevation of the main dwelling and is set back 0.3m from the common boundary shared with no. 60. The proposed rear extension at no. 58 would project 5.4m from the rear elevation of the main dwelling and be set back 0.05m from the common boundary shared with no. 60. When taking in to account the existing rear conservatory / offshot and that a bathroom is not a habitable room, it is considered that the proposed rear extension at no. 58 would not adversely impact upon the attached neighbour in terms of loss of privacy, outlook, over-shadowing or over-dominance.

The adjacent neighbour (no. 56 Cauldwell Villas) would not be adversely impacted by the proposed development at no. 58 as the proposed rear extension would use the existing rear and side elevation of the existing rear offshot. The existing offshot hosts a pitched roof which slopes away from the adjacent neighbour and the proposed rear extension would host a flat roof with lantern which would be set back 2m from the side elevation facing no. 56. The flat roof of the proposed rear extension would measure 3m high which is only 0.2m higher than the eaves on the existing offshot. Additionally, the existing entrance door located on the side elevation of the offshot is also proposed to be relocated replacing an existing side elevation window of the main dwelling. Both of which are considered to not have an adverse impact upon the adjacent neighbour in terms of loss of privacy, outlook, over-shadowing or over-dominance.

The proposal would not harm the amenities of the neighbours to the west, due to the level of spacing between them and those neighbours.

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

Conclusion

Overall it is considered that the proposal would accord with development plan policy, and so it would be an acceptable form of development.

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 / Roof Plan - Received 24/02/2022
Drg No 1 Rev A - Received 28/02/2022
Drg No 0748/3866/035 Rev A - Received 28/02/2022

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 for the proposed extension hereby permitted shall be as those stated on drawing no. 1 Rev A (received 28/02/2022). 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 policies 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: 21/04/2022

Authorised Signatory: Geoff Horsman

Date: 21/04/2022

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