DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0178/22/HFUL
Proposal: Two storey extension at side of house to provide a bedroom and bath en-suite at first floor, with a playroom/study and shower/W.C. at ground floor. A replacement entrance porch along with a new tiled roof to existing flat roof at the frontage. Single storey extension at rear of house to provide an enlarged kitchen/dining/lounge area.
Location: 22 King George Road
South Shields
NE34 0SN

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

This application seeks planning permission for a two storey side extension, a single storey rear extension, replacement entrance porch at the front and a new tiled roof to the existing flat roof at the front at 22 King George Road, South Shields. The semi-detached property is located within a well-established residential area of South Shields. The path in-between no. 22 and 20 King George Road is shared (with no visible boundary) and the existing garage at no. 22 is set back 0.75 metres from the common boundary.

The side extension would measure 3 metres in width, the first floor front elevation would be set back 1 metre from the front elevation of the original dwelling and the rear elevation would fall flush with the rear elevation of the existing dwelling. The side elevation would be set in 750mm from the side boundary and the pitched roof ridge would be set down 0.3 metres from the roof ridge of the existing dwelling. At first floor level the front elevation would host a bedroom window and the rear elevation host the en-suite window. The side elevation would host 1 no. first floor bedroom window, and at ground floor level there would be 3 no. high level obscure glazed (and permanently closed) windows; 2 no of which hosting the playroom and 1 no. window hosting the w.c./shower. A new high level window is also proposed along the side elevation of the existing garage which would also be obscure glazed and permanently closed.

The existing front porch and canopy host a flat roof which would be replaced with a pitched roof. The proposed front extension in front of the two storey side extension would measure the same height and projection as the existing front porch.

The rear extension would project 3 metres from the rear elevation of the original dwelling, measure a width of 5.7 metres and be constructed to the side boundary shared with the attached neighbour. The eaves height would measure 2.6 metres and roof ridge height measure 3.5 metres. The pitched roof would host 2 no. velux windows and the rear elevation would host bifold doors.

The proposed materials would be grey tiles, red/brown facing brick and white upvc windows/doors to match existing. The rear bi-fold doors would be finished in dark grey alloy.

The application represents a revised scheme of planning application ref ST/0920/21/HFUL which was for a two storey extension at side of house to provide a bedroom and bath en-suite at first floor, with a playroom/study and w.c./shower room at ground floor. A replacement entrance porch at the front, and a new tiled roof to the existing flat roof at the front. A new single storey extension at the rear of house to

provide an enlarged kitchen/dining/lounge area. This application was refused on the 7th January 2022 as the design of the proposed two storey side extension was not considered to be appropriate.

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.

Design and Impact on 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) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

SPD9 (House Holder Developments) of the South Tyneside LDF provides guidance in respect of householder developments.

Each element of the proposed works will be discussed separately below.

Two Storey Side Extension

The works comprise the construction of a two storey extension to the side of the dwelling. Two-storey side extensions can create a terracing effect within the street scene and give rise to inappropriate design.

To achieve the desired subordinate appearance and to minimise any terracing effect, SPD 9 advises that a two-storey side extension on a semi-detached property should:

- retain a minimum 1m offset between the extension and the side boundary of the application site;
- provide a minimum 1m set-back between the front wall of the upper storey extension and the main front wall of the house.
- provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling.

Consideration must be given to the width of the proposed side-extension in relation to the existing property. Side extensions which are excessively wide can undermine the character of the street and of the existing property. To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage, whichever is the greater. In this instance the proposed extension would have a width of 3m which would be half the width of the existing original dwelling, which measures 6m in width.

SPD 9 is clear that site-specific circumstances of the property will always be taken into account however; and may allow for development opportunities beyond the guidelines set out in this document.

In this instance, the two storey extension would have a 1m set back from the main house front at first floor level. The side elevation of the extension would be set in 0.7m from the side boundary with no 20 King George Road. Although this set-back would be 0.3 metres less than the 1 metre recommended by SPD 9, the difference is not considered to be significant and the existing attached garage is located along the side boundary, along with the garage of no 20 King George Road set a similar distance on the opposite side. The roof shape would also correspond with the roof shape of the existing dwelling, with a set down ridge height of approximately 300mm.

When combining the 1m front elevation set-back, the 3m width, lowered ridge line and 0.7m side elevation set back, it is not judged that the design of the extension would result in the creation of a terracing effect within the street scene; and would provide a suitably subordinate appearance.

Single Storey Front Extension

SPD 9 advises that front extensions should not normally project forward from the original dwelling by more than 1.4 metre and side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour. In this case the front canopy would project 0.8 metre forward and the porch / side extension would project 1.7 metre forward of the front elevation of the main dwelling. When considering the existing porch projects 1.7 metre forward of the front elevation, the addition of the side/front extension projecting the same projection is considered to be not overly dominant and be in keeping with the character of the main dwelling. Furthermore no windows would be located along either side elevations which complies with advice contained in SPD9 and is therefore considered acceptable.

Single Storey Rear Extension

The proposed single storey rear extension would be appropriately scaled in the context of the host property, and although it would be visible from Cauldwell Place (the road which runs along the rear boundary), it would not be visible within the street scene along King George Road, so would have no material effect on the wider surroundings. This aspect of the scheme is considered to be acceptable and in accordance with Policy DM1(A) and the associated SPD9.

The host property and others in the vicinity are predominantly built with a red brick exterior, but some also with substantial rendered areas, which vary from property to property, and are usually white in colour, or with white cladding. The application property itself currently has a predominantly brick exterior at present. The external materials proposed (red brick and dark grey roof tiles) would match the existing dwelling and are considered to be acceptable.
For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

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.

Two Storey Side Extension

The adjacent neighbour (no. 20 King George Road) is located north of no. 22 and there is a shared footpath in-between no. 20 and 22 along the common boundary. The proposed two storey extension

would extend towards the adjacent property at 20 King George Road. The side elevation facing towards this property would host a number of windows however they would all be obscure glazed, meaning that there would be no potential overlooking or privacy impacts towards this property arising as a result of the development.

No. 20 hosts a first floor landing window which is not a habitable room and also a small bathroom window. The bathroom also hosts a larger window along the rear elevation which is considered the primary window. There is also a window along the side elevation of the single storey side extension facing no. 22. It is also considered that windows placed on side elevations cannot be protected if the adjacent neighbour wishes to built a side extension to the boundary.

The proposed side extension would not project beyond the front and rear elevations of the existing dwelling, therefore the two storey extension would not be visible from the first floor front/rear elevation windows at no. 20. This would also be the case for the attached neighbour (no. 24 King George Road). It is therefore considered that the proposed development at no. 22 would not adversely impact the adjacent neighbour in terms of loss of out, privacy, over-shadowing or over-dominance.

The proposed extensions would be visible to a number of properties along Cauldwell Place and King George Road, however the neighbouring properties are located at a far away enough to not be adversely impacted by the development at no. 22 King George Road.

It is considered for the reasons elaborated above that the proposal would be acceptable in relation to the impact on the residential amenities of the occupiers of the neighbouring properties and in accordance with Policy DM1 criterion B of the Local Development Framework Development Management Policies and the associated SPD9.

Single Storey Front Extension

It is not considered that this aspect of the proposals would have any potential to impact upon the attached neighbour in terms of residential amenity. The proposed front extension would project 1 metre forward of the front elevation of the side extension at no. 20. However there would be a 1 metre between the facing side elevations of no. 20 and 22.

Single Storey Rear Extension

The attached neighbour (no. 24 King George Road) is located south of the applicant property. The proposed single storey rear extension would have a 3 metre projection, would measure a ridge height of 3.5 metre and would be located along the side boundary shared with no. 24 where a 1.9 metre high fence is situated. No windows are proposed along the side elevation directly facing no. 24. Although no. 24 hosts dining room patio doors along the rear elevation close to the common boundary shared with no. 22 and may be impacted by the proposed rear extension in terms of loss of outlook and over-dominance, it would be a marginal impact, especially conserving the orientation of both properties. It also has to be considered that a single storey rear extension projecting 3 metre could be constructed along the side boundary without requiring planning permission (if not attached to any other extension).

The rear extension would not have any impact upon the adjacent neighbour (no. 20 King George Road) as the rear extension would not extend beyond the existing garage which is located near the side boundary shared with no. 20.

It is considered that the proposal would be acceptable in relation to the impact on the residential amenities of the occupiers of the neighbouring properties, and in accordance with Policy DM1(B) of the Local Development Framework Development Management Policies, and the associated SPD9.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A and B), and would not undermine the guidance contained within the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

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

Drg No Sheet 2 Rec 15/02/2022
Drg No Sheet 3 Rec 15/02/2022
Drg No Sheet 4 Rec 15/02/2022
Drg No Sheet 5 Rec 15/02/2022

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 as specified on Drg No Sheet 5 Received 15/02/2022, 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 Policy DM1.

4 Prior to the first occupation of the side extension hereby approved, the proposed windows to be inserted in the northern elevation of the proposed extension facing the common boundary with No. 20 King George Road, shall be glazed with obscure glass to Level 3 or above, up to a minimum height of 1.7 metres above finished floor level, and be fixed shut (without any opening mechanism), (as shown on approved plan Drg No Sheet 4 Received 15/02/2022). The form of windows and obscure glazing shall be retained thereafter.

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: Adam Williamson
Date: 12/04/2022

Authorised Signatory:
Date:

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