DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0238/22/HFUL
Proposal: Single storey front and side extension - lounge, porch, store cupboard, shower room and utility with 2no. rooflights
Location: 1 Heather Close
Cleadon
SR6 7PW

Site Visit Made: 14/04/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site consists of a detached dwelling located on the corner of Heather Close and Farm Hill Road, Cleadon. To the highway there is a 1 metre high brick wall with a hedge above. To the west is no. 3 Heather Close, which has a garage facing the shared boundary which has a window facing towards the application site.

Planning permission is sought for a wrap around front and side extension at the above address. The proposed extension would project 1.45 metres from the front of the dwelling, and measure 8.5 metres in width, and the return down the western side of the dwelling would measure 1.9 metres in width, by 7.2 metres in length. The extension would provide an enlarged lounge and a porch, shower room and cupboard to the front and a utility room to the side. The extension would be constructed from materials to match the host dwelling.

Publicity / Consultations (expired 26/04/2022)

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.

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

Given the nature of the proposal, the front and side extension would be visible from the public domain. The proposed materials for these elements including the brickwork, roof tiles, and uPVC windows would match those on the existing dwelling. The proposal would protrude 1.45 metres forward of the dwelling. The guidance set out in SPD9, refers to a projection of 1.4m and as such the proposal would be minimally above this guidance.

The side extension would measure 1.9 metres in width. SPD9 sets out single storey side extensions should not measure more than half the width of the dwelling, which would equate to 3.6 metres in width. The side extension would measure a maximum of 3.1 metres in height and given all of the above this is considered acceptable in visual amenity terms.

It is considered that the whole proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity. A condition is suggested with regards to the materials of the proposed extension being of a similar appearance to those used in the host dwelling, and in this respect 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 proposal would not harm the amenities of the neighbours to the east (3 Heather Close), due to the level of spacing between the development and those neighbours. In terms of the neighbour to the east, the front and side extension would be positioned to the boundary with this property. This neighbour has no facing habitable room windows or openings at ground floor level adjacent to the common boundary, however there is a single garage window located to the side of no. 3 facing the application site. Furthermore, no side windows or openings are proposed within the development.

The front extension element of the proposal would protrude 1.45 metres forward of the building line. It is noted the closest opening within this neighbour's principal elevation is a door, and the closest habitable front window is set off the boundary by approximately five metres. Given all of this it is not considered adverse outlook or overdominance impacts would occur to this neighbour's closest habitable room window as a result of the development, and no adverse privacy or overshadowing impacts would occur to this neighbour by virtue of its positioning and height.

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, in the site circumstances and context of this particular case, 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

Drg No.0771/8699/119 received 14/03/2022
Proposed Site/Roof Plan received 14/03/2022

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

Case officer: Adam Williamson
Date:03/05/2022

Authorised Signatory:
Date:

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