## DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

**Ref No:** ST/0243/22/HFUL
**Proposal:** Roof replacement works and external wall modifications to existing rear conservatory
**Location:** 98 West Avenue
South Shields
NE34 6BH

**Site Visit Made:** 25/05/2022

### Relevant policies/SPDs

1 DM1 - Management of Development (A and B)
2 SPD9 - Householder Developments

### Description of the site and of the proposals

Planning permission is sought for roof replacement works and external wall modifications to existing rear conservatory at 98 West Avenue, South Shields. The semi-detached property located in a well-established residential area in South Shields.

The proposed works include the replacement of the existing conservatory roof with a polycarbonate flat roof and roof lantern above. The wall modifications include the glass element of the walls being replaced with brick walls finished in render. The side (north facing) elevation would host a large upvc window and the rear elevation host upvc bi-fold doors.

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

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

### Assessment

The main issues relevant to the assessment of this proposal are the;

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

Design and Impact on Visual Amenity

The proposal is considered to be a suitably well designed and a subservient addition in relation to the main property. The existing rear conservatory is not visible from within the street scene of West Avenue and therefore the proposed works to the existing structure would not detract from the character and appearance of the street scene.

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 Policy DM1 (A) of the South Tyneside Local Development Framework and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The attached neighbour (no. 96 West Avenue) is located south of no. 98. This property would not be adversely impacted by the proposed works at no. 98 as although the height of the conservatory would increase, it would be a minimal height increase and the modifications would not alter the footprint of the structure. Therefore, the proposal would not adversely impact upon the attached neighbour in terms of loss of outlook or privacy, or through over dominance and /or overshadowing

The neighbours located to the north and east of the applicant property are located at a sufficient distance to not be adversely impacted by the proposed development at no. 98 West Avenue.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD 9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and C), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

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. C-04 Rev. A received 21/03/2022
Drg No. C-05 Rev. A received 21/03/2022
Drg No. C-06 Rev. A received 21/03/2022

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 materials for the proposed extension hereby permitted shall be as those stated on the application form (received 21/03/2022). 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:** 10/06/2022

**Authorised Signatory:**
**Date:**