DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0318/22/HFUL
Proposal: Construction of a single storey rear extension
Location: 66 Lisle Road
South Shields
NE34 6DH

Site Visit Made: 14/06/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A, B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to an east facing semi detached bungalow in South Shields. The property has a driveway to its southern side leading to a detached garage. To the rear there is a rear extension.

Full planning permission is sought to construct a single storey rear extension. The extension would be sited to the rear of the host property's existing rear extension and would adjoin the existing garage to the south and would adjoin the existing rear extension of the attached neighbouring property No. 66 Lisle Road to the north.

Publicity / Consultations (Expiry date: 27/05/2022)

1) **Neighbour responses – none received**

2) **Other Consultee responses - none**

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

LDF Policy DM1 seeks to preserve residential and visual amenity. SPD9 provides guidance on householder developments.

The proposed extension would project 3.5m from the rear elevation of the existing rear extension. It would adjoin the rear extension of No. 66 Lisle Road to the north and would not project beyond the rear elevation of that extension. Its rear elevation would be flush with the rear elevation of No. 66's extension. Consequently it is not considered that there would be any significant harm to the residential amenity of No. 66, particularly in terms of loss of outlook, overshadowing, overdominance or loss of privacy. The proposed extension would adjoin the existing garage to the south of the site and would be obscured from No. 68 to the south by the existing garage. Consequently it is not considered that there would be any significant harm to the residential amenity of No. 68, particularly in terms of loss of outlook, overshadowing, overdominance or loss of privacy. There would be no significant harm to the residential amenity of any other property.

Whilst the combined projection of the existing and proposed extensions would be more than the 3m as set out in guidance in SPD9, it is considered acceptable in this case, given the large size of the rear garden plot, and also given that the adjoining property, No. 66, and also other properties in the area have similarly sized rear extensions.

LDF Policy DM1 seeks to preserve visual amenity and it is considered that the proposed development's design would not result in significant harm to the visual amenity of the area. Set to the rear of the host property it would not be highly visible in the surrounding area and the flat roof design would be in keeping with many other flat roof extensions and outbuildings in the area.

Overall it is considered that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 and the objectives of Supplementary Planning Document (SPD) 9 'Householder Developments', and so is an acceptable form of development. Approval is therefore recommended.

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. 0 received 06/04/2022
Drg. No. 4 received 06/04/2022
Drg. No. 5 received 06/04/2022
Drg. No. 6 received 06/04/2022
Drg. No. 7 received 06/04/2022
Drg. No. 8 received 06/04/2022
Drg. No. 9 received 06/04/2022

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: Seán Gallagher
Signed:
Date: 16/06/2022

Authorised Signatory:
Date:

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