DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0359/22/HFUL
Proposal: Erection of rear single storey extension including internal alterations and conversion of side outhouse into habitable floor space.
Location: 66 Felton Avenue
South Shields
NE34 6RY

Site Visit Made: 13/06/2022

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 a single storey rear extension and conversion of the side outhouse into habitable floor space at 66 Felton Avenue, South Shields. The semi-detached dwelling is located within a residential area of South Shields.

The proposed single storey rear extension would project 3.5m from the rear elevation of the main dwelling, measure a width of 6.2m and the flat roof would measure a height of 3m with the addition of a roof lantern. The conversion of the side outhouse would include replacing both the front and rear elevation doors with windows. The proposed materials would be single ply membrane flat roof and aluminum bi-fold doors. The proposed brick and upvc framed double glazed windows would match the existing dwelling.

Publicity / Consultations (Expiry date 13/06/2022)

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

Assessment

The main issues relevant to the determination of this application are the:

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

Design / visual amenity

The proposals are considered to be a subservient addition in relation to the main property. The proposed extensions would not be visible from the main public domain along Felton Avenue and therefore would not detract from the character and appearance of the street scene. Furthermore the proposed materials are considered acceptable. 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 LDF Policy DM1 (A) and the guidance contained within SPD 9.

A condition is recommended with regards to the materials of the proposed extension being of a similar appearance to those used in the host dwelling, and in this regard the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

The rear elevation of the attached neighbour (no. 68 Felton Avenue) is north facing and hosts a dining room window in-between the shared boundary with no. 66 and a rear offshoot. The proposed rear extension at no. 66 would project 3.5m from the rear elevation of the main dwelling and be set back 0.175m from the side boundary shared with no. 66. SPD9 states that in circumstances such as this, a 3m rear projection would normally be acceptable. In this instance the 3.5 metre projection of the proposed rear extension would result in some loss of daylight and sunlight to the ground floor rear elevation window at No.68 closest to the boundary with No.66 and would also have a tunnelling effect on that neighbouring window given the existing outrigger at No.68 to the west of the affected window, although such impacts are mitigated to an extent by the flat roofed design of the extension. However, no neighbour objections to the application have been received and, in such circumstances, the prior approval provisions under Class A of Part 1, Schedule 2 of the GPDO would allow a rear extension projection of up to 6 metres as permitted development. Given the above, it is not considered that it would be reasonable to refuse planning permission in respect of impact on No.68. However, a condition is suggested re no additional windows in the west elevation of the extension where it faces No.68.

The adjacent neighbour (no. 64 Felton Avenue) hosts an outhouse along the side elevation which is attached to the side outhouse of the applicant property. This neighbour would also not be adversely impacted by the proposed works at no. 66 as the rear extension would not project beyond the side elevation of the main dwelling towards no. 64 and would be set back 1.868m from the side boundary shared with no. 64. The works to the side outhouse externally would be replacing the front and rear doors for windows. Therefore, it is considered that the proposed side extension would not adversely impact the adjacent neighbour in terms of loss of outlook, privacy, over-dominance and overshadowing.

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) and the guidance contained within SPD9.

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 - Proposed Site Plan Rev A - Received 05/04/2022
Drg No. C-05 - Proposed Floor Plan Rev A - Received 05/04/2022
Drg No. C-06 - Proposed Elevations Rev A - Received 05/04/2022

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 materials for the proposed first floor extension hereby permitted shall be as those stated on the application form (received 05/04/2022). 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window or other opening shall be made in the west side elevation of the rear extension hereby permitted unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenity of the occupiers of the adjacent property in accordance with Policy DM1 of the South Tyneside Local Development Framework.

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: E.Thomas
Date: 20/06/2022

Authorised Signatory: Geoff Horsman
Date: 23/06/2022