DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0378/22/HFUL
Proposal: Single storey rear kitchen/dining room extension with 2no. rooflights (demolish existing conservatory)
Location: 27 Brandling Court
South Shields
NE34 8PA

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

The application property is a detached dwelling and is located within the relatively small residential cul-de-sac in South Shields. The street comprises a mix of house types, the majority of which are detached dwellings; and that were constructed approximately 20 years ago on the site of the former Deans Hospital.

Planning permission is sought for the demolition of the existing conservatory and the construction of a single storey rear extension to provide a kitchen/dining area. The rear extension would project 2.5m from the rear elevation of the main dwelling and would match the width of the main dwelling. The pitched roof ridge would measure 3.5m high, the eaves would measure 2.3m high and would host 2 no. roof lights. The materials would match the existing dwelling.

Permitted development rights were removed from this property when the estate was constructed.

Publicity / Consultations (Expiry date 14/06/2022)

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

Assessment

The main issues relevant to the assessment of this proposal are

- Design and visual impact; and,
- Impact on residential amenity

Design and Impact on Visual Amenity

The proposal would replace an existing rear conservatory and is considered to be a subservient addition in relation to the main property. The proposal would not be visible from the public domain along Brandling Court and would 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.

Residential Amenity

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

Both of the adjacent neighbours; no. 26 and 28 Brandling Court would not be adversely impact by the proposed rear extension at no. 27 Brandling Court as it would replace an existing conservatory, would project 2.5m from the rear elevation of the main dwelling and no windows are proposed along the side elevations. The rear extension would be set back 3.7m from the side boundary shared with no. 26 and would be set back 0.9m from the side boundary shared with no. 28. Furthermore, although permitted development rights have been removed from this property, SPD9 states that in circumstances such as this, a 4m rear projection would normally be acceptable and as a general rule, a rear extension projecting 4m on detached dwelling can be constructed along the boundary without requiring planning permission.

There are no neighbours located directly to the rear of 27 Brandling Court. Therefore, the proposed development at no. 27 would not adversely impact upon the adjacent neighbours in terms of loss of outlook or privacy, or through over dominance or overshadowing.

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

Given the above, it is therefore considered that the proposal would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 'Householder Developments'; and also 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 plans as detailed below

Drg. No. 0784/3737/337 - Received 28/04/2022
Drg. No. 1 - Received 28/04/2022
Proposed Site/Roof Plan - Received 28/04/2022

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: Emma Thomas
Signed: Emma Thomas
Date: 17/06/2022

Authorised Signatory:
Date:

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