DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0434/22/HFUL
Proposal: Demolish existing single storey rear conservatory and kitchen offshot. Construct new single storey rear kitchen/dining room extension with flat roof and 3no. rooflights. Convert existing detached garage into garden room with single storey rear shower room extension, new flat roof and 2no. rooflights.
Location: 34 Harton Lane, South Shields, NE34 0EE

Site Visit Made: 22/06/2022

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought to demolish an existing single storey rear conservatory and kitchen offshoot and construct a new single storey rear kitchen/dining room extension with flat roof and 3no. rooflights. The application also seeks to convert the existing detached garage into garden room with the addition of a single storey rear shower room extension, new flat roof and 2no. rooflights at 34 Harton Lane, South Shields.

The semi-detached property is located in well-established residential area in South Shields.

The proposed single storey rear extension would replace the existing conservatory and rear offshot and would project 3m from the rear elevation of the main dwelling. The rear extension would measure a width of 6.4m and be set back 0.05m from the side boundary. The flat roof would host 3 no. roof lights and the rear elevation would host 2 no. windows and a patio door.

The existing detached garage is proposed to be converted into a garden room with the addition of a shower room along the rear elevation. The existing garage door would be replaced with 2 no. large windows, the side elevation facing directly into the rear garden would host 2 no. large windows and the flat roof would host 2 no. roof lights. The proposed shower room would project 1.7m from the rear elevation of the existing garage and measure the same width as the existing garage. The shower room would be accessed internally via the garden room and the side elevation would host an obscure glazed window.

The proposed materials would be a dark grey flat roof, facing brick, cream render and white upvc frames to match the existing property.

Relevant Planning History

Reference: ST/2503/06/FUL
Description: Proposed erection of single storey rear extension with pitched roof.
Decision: Permission Granted with Conditions
Date: 22/09/2006

Publicity / Consultations (Expiry date 05/07/2022)

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;
- Impact on residential amenity; and
- Highway capacity and road safety

Design and Impact on Visual Amenity

The property hosts timber gates along the side elevation which obscures the view of the detached garage from the main public domain along Harton Lane and the proposed rear extension would not be visible from Harton Lane; therefore, the proposed development would not detract from the character and appearance of the street scene.

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.

The adjacent neighbour; no. 36 Harton Lane would not be adversely impacted by the proposed rear extension as it would not project beyond the side elevation of the existing dwelling towards no. 36. Furthermore it would replace part of an existing offshot which is located to the rear/side elevation of no. 34. The existing detached garage at no. 34 is attached to the garage of no. 36. The proposed garage conversion at no. 34 would include the replacement of the garage door with patio doors which would not be in direct view of any habitable room windows at no. 36. The proposed shower room extension would be located to the rear of the garage conversion and the other garage alterations would project beyond the dimensions of the neighbouring attached garage. Therefore, the proposed development at no. 34 would not adversely impact upon no. 36 Harton Lane in terms of loss of outlook or privacy, over-dominance or over-shadowing.

No. 1 Grasmere Gardens is located to the rear of the applicant property and hosts a two storey side extension and a single storey rear extension. The side elevation of the two storey side extension faces towards the rear of the applicant property however this elevation does not host any windows. The side elevation of the rear extension hosts a window which faces the rear elevation of the existing garage at no. 34 Harton Lane. Although the proposed shower room would be attached to the rear of the existing garage, the dimensions of the shower room would match the dimensions of the existing garage. It is also considered that the planning system cannot protect windows that have been placed along the side elevation of an extension. Therefore, the proposed development at no. 34 would not adversely impact upon no. 1 Grasmere Gardens in terms of loss of outlook or privacy, over-dominance or over-shadowing.

The attached neighbour (no. 32 Harton Lane) would also not be adversely impacted by the proposed rear extension and garage at no. 34 Harton Lane as the proposed rear extension would replace an existing rear conservatory which is located close to the side boundary shared with no. 32. Furthermore, SPD9 states that in circumstances such as this, a 3m rear projection would normally be acceptable and as a general rule, a rear extension projecting 3m on an attached dwelling can be constructed along the boundary without requiring planning permission. Although the proposed garage conversion would incorporate 2 no. windows along the side elevation facing towards no. 32, the garage side elevation is set back 5.2m from the shared boundary in-between no. 32 and 34 which is a sufficient distance.

Therefore, the proposed development at no. 34 would not adversely impact upon the attached neighbour in terms of loss of outlook or privacy, over-dominance or over-shadowing.

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.

Highway Capacity and Road Safety

The Council's Traffic and Road Safety team (as the Highways Authority) were not consulted on this application as although the proposal is to convert the garage, the driveway measures 19.7m long. It is therefore judged that the proposals would be acceptable in highways terms and would be in accordance with Policy DM1 (G) of the South Tyneside Local Development Framework.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), 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. 1 - Proposed Plans - Received 18/05/2022
Drg. no. 0772 5469 134 - Existing and Proposed Plans - Received 18/05/2022
Proposed Site and Roof Plan - Received 18/05/2022

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 drawing no. 1 Proposed Plans (received 18/05/2022). 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: 29/06/2022

Authorised Signatory:
Date: