DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0515/22/HFUL
Proposal: Single storey front garage extension
Location: 14 Central Avenue
South Shields
NE34 6AZ

Site Visit Made: 18.07.2022

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site consists of a detached dwelling constructed in the late 1980s approved under planning permission ST/0799/97/DM. The dwelling occupies a generous plot and forms an 'L' shape with a bay window to the western (front) elevation, and is set well back from the highway. The site has a large driveway to the front which can accommodate several vehicles. No. 12 Central Avenue lies to the north of the site, and no. 16 Central Avenue lies to the south.

Planning permission is sought for the erection of a garage extension to the front of the dwelling. The proposed extension would allow part of the existing garage to be used as a laundry room. The proposed extension would measure 3.5 metres in length, 4.1 metres in width, 2.4 metres to the eaves and 3.8 metres to the highest point.

The proposed extensions would be constructed from materials to match the main dwelling.

Publicity / Consultations (Expiry date 28.07.2022)

1) Neighbour responses
None

2) Other Consultee responses
None

Assessment

Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies and all other material planning considerations, including representations received, it is considered that the main issues for consideration are the impact upon on visual amenity; and the impact on residential amenity.

Visual Amenity

Part 12 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment.

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

SPD9 (House Holder Developments) of the South Tyneside LDF provides guidance in respect of householder developments.

The council's general design objectives for development (as set out under Part 3, paragraph 3.1a of its SPD9 householder guidance) makes clear that; *'In assessing planning applications for all extensions and alterations to dwellings it is important…that the visual impact of the proposal on the dwelling and its immediate neighbourhood is acceptable and that high standards of urban design are achieved.'*

Given the nature of the proposal, the proposed front garage extension would be visible from the public domain. The Council's design guide in SPD9 sets out general design principles for house extensions. Of particular relevance in this case is paragraph 3.16, which states that extensions to the front of a dwelling house can have a particularly significant impact on the street scene and should not interrupt the consistent building lines present in the street. Furthermore, paragraph 5.2 states that single storey front extensions and porches should not normally project forward from the original dwelling by more than 1.4 metres.

Although visible from the public domain, the proposed extension will feature materials that would match the existing property. However, the proposed extension would project 3.5 metres from the original front elevation, exceeding the guidance of 1.4 metres as set out in the Council's design guidance for semi-detached houses (SPD9: paragraph 5.2). Although this is contrary to the Council's design guidance, the dwelling occupies a spacious plot with the building line along Central Avenue being staggered so there is no uniform building line. Furthermore, the dwelling forms an 'L' shape, and as such the garage extension would not project past the existing westernmost projection. As such it is considered that the scheme would not be detrimental to the street scene, and would not appear alien within the wider street scene.

Therefore, for these reasons it would be difficult to argue, and sustain such an argument on appeal, that the proposed front extension would significantly detract from the visual amenity of the main dwelling or the surrounding area to such an extent that would sustain recommendation for refusal.

Given these site specific circumstances, the proposed extension is acceptable in terms of its design and impact on local visual amenity. Therefore, the proposal would not undermine the guidance set out within Policy DM1 (A) or SPD9.

Residential Amenity

Parts 12 and 15 of the NPPF, require that a good standard of amenity for existing and future users be ensured. In line with this, Policy DM1(B) of the South Tyneside LDF seeks to protect residential amenity of neighbours from harmful impacts from development.

The dwelling occupies a spacious plot, and the proposed extension would be sited approximately 1.7 metres from the northern boundary with no. 12 Central Avenue. The proposed extension would be sited to be in line with the front elevation of no. 12 Central Avenue, and given its height, would be partly visible above the 1.8 metre high boundary treatment. However given the proposed hipped roof and distance from the boundary, in conjunction with the orientation of the dwelling, the proposed extension would not lead to any loss of light, or any overbearing or overshadowing impacts to this neighbour.

It is not considered that the proposal has any potential to materially harm the residential amenity of any other neighbouring occupier. Therefore, the proposed development is considered to be in accordance with Policy DM1 (B), while having regard to the principles set out in SPD 9.

Other matters

The existing driveway to the property would be unaffected by the proposed works, measuring over 15 metres in length, and as such off street parking arrangements would be un affected by the proposed works.

Conclusion

It is considered that, in the site circumstances and context of this particular case, that this proposal would not undermine the guidance set out in Local Development Framework (LDF) policies DM1 (A, B and G), having regard to all other material planning considerations, including the design guidance in SPD9. The proposal is considered to be an acceptable form of development, subject to the inclusion of the suggested conditions.

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

Proposed Site and Roof Plan received 15/06/2022
Proposed Front Elevation Drg No 1 received 15/06/2022
Existing and Proposed Plans Drg No 0792/9179/996 received 15/06/2022

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: Adam Williamson
Date: 29/07/2022

Authorised Signatory:
Date:

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