DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0611/22/HFUL
Proposal: Ground floor side extension
Location: 9 West Drive
Cleadon
SR6 7SJ

Site Visit Made: 23/08/2022

Relevant policies/SPDs

1 DM1 - Management of Development

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application for planning permission relates to a semi-detached dwelling in a residential area of Cleadon. The property is a two-storey dwelling with drive and garden to the front with a smaller garden to the rear. The property benefits from a two storey side extension which is set towards the rear of the property. the property also benefits from a single storey front extension forming a bay window.

This application proposes the construction of a single storey side extension, measuring 1.9m in width, 2.4m in height to the eaves and 3.8m in height to the ridge, with a mono-pitch roof. The extension would be constructed using matching materials to the main dwelling and would be set in from the boundary with No 7 West Drive by 0.8m at its closest point.

Publicity / Consultations (Expiry date 05/09/2022)

1) **Neighbour responses -No representations received**

2) **Other Consultee responses- No representations received.**

Assessment

Design and Visual Amenity

SPD9 states that single storey side extensions should not normally have a width greater than half the width of the existing property and should not exceed a height of 4m. The side extension measures 1.95m wide which is less than half the width of the existing property and would be construed of matching materials to the main dwelling. The extension would run flush with the front elevation of the dwelling but, due to its height and the front extension, would still appear subservient to the main dwelling. Many of the properties along West Drive host side extensions/front extensions of various designs and it is therefore considered that the extension proposed, would not be harmful to the visual amenity of the street scene. For these reasons, it is judged that the development conveys 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.

No objections have been received through the consultation. Due to the location of the extension the proposal would not be harmful to the attached neighbour with regards to loss of privacy, outlook or

daylight and would not cause increased overshadowing or overdominance. The proposal would be separated from the neighbouring properties on the other side of West Drive by approximately 20m. This is sufficient separation distance to prevent the extension from being harmful to the amenity of these properties.

The neighbour most likely to be affected by the proposal is the neighbour at 7 West Drive. This neighbour also hosts a side extension (part two storey, part single storey). This extension is in line with the existing two storey extension of the applicant dwelling. The proposed single storey extension would project 2.8m forward of the existing two storey extension and is set in from the boundary by 0.8 at the nearest point and approximately 2m from the neighbour's habitable room window. One window is proposed in the side elevation of the extension but would be obscurely glazed to prevent loss or privacy to No 7. The proposal would measure 2.4m to the eaves and 3.8m to the ridge and would be separated from No 7 by a 1m boundary fence and mature planting along the shared boundary. The proposal would be visible from the habitable room on the front elevation on No 7 however, due to the minimal height and the level of separation from this neighbour including the presence of a substantial boundary hedgerow, it is considered that this impact would not be detrimental. On balance, it is considered that the proposal would not be harmful to the amenity of this neighbour.

Based on its size, scale and orientation, the proposed extension is not considered to give rise to any material harm to the amenities of the surrounding neighbours. As such, it is considered that the proposals would not result in harm to neighbouring amenities in terms of loss of privacy or outlook, overdominance or overshadowing. The proposal therefore accords with Policy DM1 (B) of the LDF.

Summary

It is considered that the proposal would be in accordance with Local Development Framework (LDF) Policy SC6 and the associated SPD3 ' Green Infrastructure Strategy', and LDF Policy DM1 and the associated SPD9 ' householder developments' and so would be an acceptable form of development.

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 received 25/07/2022

Drg No.2 received 25/07/2022

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 facing brick to be used in the construction of the extension hereby permitted shall be of similar appearance to that used in the construction of the exterior of the existing dwelling of 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.

4 Prior to the first occupation of the extension hereby permitted, the ground floor window of the extension facing the common boundary with No 7 West Drive shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers and the windows shall be fixed closed. The form of windows and obscure glazing shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with South Tyneside LDF Development Management Policy DM1.

5 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 south east side elevation of the extension hereby permitted facing No.7 West Drive 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 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: Samantha Gallagher
Signed: S Gallagher
Date: 12/09/2022

Authorised Signatory: Geoff Horsman

Date: 13/09/2022

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