DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0628/22/HFUL
Proposal: Family/dining room single storey rear extension with 2no. rooflights and pitched roof extending over existing kitchen offshoot
Location: 5 Rydal Gardens
South Shields
NE34 0EB

Site Visit Made: 21/09/2022

Relevant policies/SPDs

1 DM1 - Management of Development

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a northeast facing semi detached dwellinghouse in South Shields. The property has a part two storey (pitched roof), part single storey (flat roof) rear projection which projects a maximum of 3.2m from the main rear elevation of the host property.

This application seeks full planning permission to construct a single storey rear extension to the side of the existing projection. It would have a pitched roof which would also be built over the existing flat roof rear projection.

Publicity / Consultations (Expiry date: 06/09/2022)

1) **Neighbour responses – none received**

2) **Other Consultee responses – none**

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

LDF Policy DM1 seeks to preserve residential and visual amenity. SPD9 provides guidance on householder developments. SPD9 states that single storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 3 metres in respect of semidetached or terraced houses will generally be acceptable.

The proposed rear extension would be set adjacent to the site's southwestern boundary with No. 3 Rydal Gardens and would project 3.2m along this boundary from the shared main rear elevation of the two properties. This distance would be greater than the standard as set out in SPD9 however this would only be marginally greater and so this is considered to be acceptable in terms of design. No. 3 Rydal Gardens has a single storey rear extension of 3.6m projection set 0.9m from the boundary with has a blank side elevation. The proposed extension would not project beyond the rear elevation of No. 3's rear extension and so there would be no significant harm to the residential amenity of No. 3, particularly in terms of loss of outlook, overshadowing or loss of outlook. As there would be no windows in the side elevation facing No. 3, it is not considered that the development would result in significant loss of privacy to that property.

The proposed development would be set 2.2m from the boundary with No. 7 Rydal Gardens and 4.4m from that property itself. Whilst the main bulk of the extension would be obscured by the existing rear projection, the pitched roof would be visible from No. 7. Nevertheless, given the separation distance, it is not considered that there would be a significant level of harm, particularly in terms of loss of outlook, overshadowing or loss of outlook. It is not considered that the development would result in significant loss of privacy to No. 7.

Overall it is considered that the proposal would not result in any significant harm to the visual amenity of the area or the residential amenity of any other properties. It would be in accordance with Local Development Framework (LDF) Policy DM1 and the objectives of Supplementary Planning Document (SPD) 9 'Householder Developments', and so is an acceptable form of development.

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 26/07/2022
Drg No 0770-6221-419 received 26/07/2022
Proposed Site and Roof Plan received 26/07/2022

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 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: Seán Gallagher
Signed:
Date: 22/09/2022

Authorised Signatory:
Date:

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