DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0708/22/HFUL
Proposal: Demolish existing rear conservatory. Construct new single storey rear kitchen/dining room extension with 2no. rooflights.
Location: 183 Beaconside
South Shields
NE34 7PT

Site Visit Made: 21/09/2022

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for demolition of the existing rear conservatory and the construction of a single storey rear kitchen/dining room extension with 2no. rooflights at 183 Beaconside, South Shields. The detached dwelling is located within a residential area of South Shields.

The existing rear conservatory is located close to the common boundary shared with no. 181 Beaconside. The proposed rear extension would project 3m from the rear elevation of the main dwelling and would measure the same width as the property. The pitched roof would host 2 no. roof lights, the roof ridge would measure 3.6m high and the eaves measure 2.4m high. The rear elevation would host 2 no. patio windows.

Publicity / Consultations (Expiry date – 04/10/2022)

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

Assessment

The main issues relevant to the assessment of this proposal are the;

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

Design/Visual Impact

The proposal is considered to be a suitably well designed and a subservient addition in relation to the main property. The proposed extension would not be visible from the public domain along Beaconside and would not detract from the character and appearance of the street scene. Furthermore, the proposed extension would replace an existing conservatory and 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

The proposed extension would be set back 0.8m from the common boundary shared with the adjacent neighbour to the south (no. 185 Beaconside) which is no closer to the side boundary than the existing side elevation of the garage/w.c./utility. Furthermore, no windows would be located along the side elevation directly facing the no. 185 and the rear elevation of no. 185 is set further into the rear garden than the rear elevation of the applicant property.

The proposed extension would be set back 1m from the common boundary shared with the adjacent neighbour to the north (no. 181 Beaconside) which is no closer to the side boundary than the existing conservatory. Additionally, no windows would be located along the side elevation directly facing no. 181.

Directly to the rear of the property is a public house (White Horse Inn) and the proposed extension would not be visible to the neighbours to the front of the property. Taking the above into account, the proposed rear extension is not considered to adversely impact the attached, adjacent and surrounding neighbours in terms of loss of outlook, privacy, 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) as well as the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

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 Rear and Ground Floor Plan - Received 23/8/2022
Drg. no. 0790/0921/028 - Existing and Proposed Plans - Received 23/8/2022
Proposed Site and Roof Plan received 23/8/2022

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 materials to be used to carry out the development hereby

permitted shall be as those stated on drawing no. 1 (received 23/08/2022), 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 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: 11/10/2022

Authorised Signatory:
Date:

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