55 SUMMERHILL ROAD, SOUTH SHIELDS

The work proposed is to demolish the existing single storey rear conservatory, construct a new first floor side extension over the existing garage/sun lounge (en-suite bedroom extension), and construct a new single storey kitchen/family/dining room extension to the rear with associated alterations to door/window arrangements, with 3no. roof lights. Change existing hipped roof to porch/garage to 'lean to' roof.

The Council have stated that "the proposed first floor side extension by virtue of its substantial projection beyond the established building line on the eastern side of Summerhill Road, its scale and its hipped roof design would appear as an incongruous, overdominant and out of character feature in the streetscene and in relation to the pair of semi-detached dwellings of which it forms part resulting in significant harm to the visual amenities of the locality. This would be contrary to Policy DM1(A) of the South Tyneside Local Development Framework, the Council's Supplementary Planning Document (SPD) No.9 - Householder Developments and the National Planning Policy Framework (NPPF)."

SPD9 contains a number of guidelines that are not always followed and in this case there is clear evidence that the LPA are not following a consistent interpretation of their own guidance, regularly accepting extensions that are contrary to the guidelines.

That is not to say that all of these decisions are mistakes, but that there are numerous extensions in close proximity to the Appeal property which could be considered overdominant, narrowing the entrance to the street of which they form part, whereas the extension to 55 Summerhill Road does not impact so severely on the streetscene.

The Council also refer to "the established building line", but this has already been breached by previous single story extensions and SPD9 states that in the event of there not being an established building line the extension should be kept 2m. from the boundary which is basically the case in this instance (1.9m.), but not in the case of a number of the other extensions in the area.

Photographs are attached of the extensions to 17, 21, 53, and 115 Marsden Road, 112, 120 and 122 Lumley Avenue, 14 and 92 Horsley Vale and an extension which is still under construction at 14 Moor Lane, all in South Shields, which all appear to extend beyond any established building line and in some instances up to the boundary of the property, contrary to the recommendations of SPD9.

All the Appellants are asking for is a consistent interpretation of the guidelines contained in SPD9 and an acceptance that if the extensions referred to above are considered to be satisfactory then the extension to 55 Summerhill Road having less visual impact and less over-dominance, etc should therefore be justifiable.