DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0941/22/HFUL
Proposal: Demolish existing bay window and construct new single storey front lounge and hall extension
Location: 48 Harton House Road,
South Shields,
NE34 6ED

Site Visit Made: 15/12/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a northeast facing semi-detached property in the established residential area of South Shields. It is set in a row of six semi-detached dwellings (three pairs) which are set back from the main building line of Harton House Road and are separated from the road by a grassed area. The property has two storeys and has a hipped roof. To the front the property has a ground floor bay window.

To the rear there is a single storey rear extension with a glazed conservatory to its rear. There is an extensive rear garden which is accessed via a side passage. There is a detached garage at the end of the garden. Access is afforded from the back lane to the rear to the garage and garden.

The proposed development includes demolition of the existing bay window and the construction of a front extension across the front of the dwelling at a projection of 1.35 metres.

Publicity / Consultations (Expiry date: 20/12/2022)

1) Neighbour responses

None received.

2) Other Consultee responses

None received.

Assessment

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

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity

Design/Visual Amenity
SPD9 states that in the case of terraced and semi-detached houses, front extensions should not normally project forward from the original dwelling by more than 1.4 metres and side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour.

The proposed porch would project 1.35 metres from the principal elevation of the property. Its pitched roof design would be in keeping with the host property and other porches in the vicinity. The proposed front extension is considered to be suitably well designed and subservient addition in relation to the main property which will feature materials that would match the existing property. A condition is recommended in this regard.

Consequently, it is considered that the proposed development would not have a significant adverse impact upon the visual amenity of the area and will be in keeping with the character and appearance of the main dwelling. As such, the proposal is considered to be acceptable in terms of its design and impact on local visual amenity. Therefore, the proposal is considered to be in accordance with Policy DM1 (A) and the principles within SPD 9.

Residential Amenity

The impact of the proposed development on the amenity of neighbouring occupants is an important material consideration, with particular regard to No. 46 Harton House Road to the north west and 50 Harton House Road to the south east.

The proposed extension will project along the shared boundary with No. 50 Harton House Road and as such will be visible from the front windows of this property. However, as the proposal has a limited projection of 1.35 metres, it is not considered to be of a size that will be overbearing. Due to the orientation of the two properties, the proposals will not impact on the light afforded to the front of No. 50. Therefore, it is not considered that the proposed rear extension would significantly affect the amenity of No. 50 through any overbearing, dominance or overshadowing effects, or significantly impact on the outlook of this property. The proposed extension will contain no side windows meaning it will not result in any harm to the amenity of the occupants of this property in terms of loss of privacy/overlooking.

No. 46 Harton House Road is set significantly forward of the host property and as such there will be very limited impact on the residential amenity of this property.

With regard to all of the above, the impact of the proposed development on neighbouring amenity is considered to be acceptable. 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.

Summary

The proposal is considered to be an acceptable form of development, subject to the inclusion of the suggested conditions. However, it must be pointed out that approval of the proposed development will not prevent the Local Planning Authority from resisting similar development in cases where it will result in a detrimental impact. Each planning application will be considered on its individual planning merits.

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:

- Existing and Proposed Plans Drg No 0780/3066/199, received 15/11/2022
- Proposed Site Roof Plan, received 15/11/2022, received 15/11/2022

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 proposed work will form part except where otherwise stated on the application form for planning application ST/0941/22/HFUL, received 15/11/2022. 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

3 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996 which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at: https://www.gov.uk/party-wall-etc-act-1996-guidance

Case officer: Claire Dobinson Booth
Date: 06/01/2023

Authorised Signatory:
Date:

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