DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0047/23/HFUL
Proposal: Single Storey Side Extension (Dining Room) to side of House.
Location: 11 High Trees
South Shields
NE34 8EW

Site Visit Made: 22/02/2023

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 a single storey side extension (dining room) at 11 High Trees, South Shields. The detached dwelling is located in a residential estate in South Shields.

The single storey side extension would project 2.6m from the side elevation of the main dwelling and be set in 2m from the side boundary. The front elevation would host a window and would be set back half a brick from the front elevation of the main dwelling. The rear elevation would host French doors and would be set back 1.1m from the rear elevation of the main dwelling. The pitched roof would host 2 no roof lights, the eaves would measure 2.5m high and the roof ridge would measure 3.5m high. The proposed materials would match the existing property.

Publicity / Consultations (Expiry date 28/02/2023)

1) **Neighbour responses**
None received

2) **Other Consultee responses**
None

Assessment

The main issues relevant to the determination of this application are;
- Design and visual impact; and
- Residential amenity.

Design/Visual Amenity

The proposed side extension size, scale and design would be acceptable in terms of its relationship with the host property and immediate area. The neighbourhood has a mix of house types, many with extensions and/or alterations and the side extension would be marginally visible from the public domain along High Trees, due to the proposals slight set back from the front elevation, the position of the property within the wider street scene and its relationship to neighbouring dwellings.

The side extension would measure 2.6m wide which is less than half the width of the existing property which measures 8.7m wide, in line with the guidance as set out in SPD9.

The proposed materials would be suitable in relation to the existing dwelling and a condition is recommended in this regard.

For these reasons, 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 applicant property is located at the end of a cul-de-sac and the proposed side extension would not be visible to the majority of the neighbouring properties along High Trees. The side extension would be visible from no. 10 High Trees, although obscured by the position of the detached shared garages, and to the rear of 43-45 Brandling Court. These properties, located to the north of the application site are oriented at ninety degrees to the application site, with the rear elevations and gardens facing onto the side elevation of the application site. Whilst the proposed side extension would be visible above the existing boundary fence to these properties, it is considered that there would be a sufficient separation distance between facing elevations (and where the rear elevations of these neighbours contain habitable windows) to ensure no loss of amenity. It is noted that there would be no side windows within the gable elevation of the extension; a French door to the rear elevation and front window are proposed. As such there would be no resultant loss of privacy to neighbouring occupiers.

For these reasons, it is therefore considered that the proposal would not result in a loss of amenity to any neighbouring properties through loss of outlook, privacy, light, over shadowing or over dominance.

Conclusion

It is considered that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A and B) and SPD9. The proposal would be an acceptable form of development, subject to the inclusion of the suggested conditions.

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. 0784-3060-943 Existing and Proposed Side and Rear Plans, Received 27/01/2023
- Drg. No. 1 Proposed Ground Floor and Frontage Plan, Received 27/01/2023
- Proposed Site Roof Plan, Received 27/01/2023

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: Emma Thomas
Signed: E.Thomas
Date: 16/03/2023

Authorised Signatory:
Date:

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