DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0104/23/HFUL
Proposal: Single storey side and rear extension.
Location: 23 West Drive
Cleadon
SR6 7SJ

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The applicant property is a semi-detached brick and tiled constructed two storey dwelling that includes a garden/driveway to front and side with a south westerly facing rear garden. The applicant property is part of a collection of semi-detached brick and tiled roof constructed properties with driveways to front and rear gardens helping to create uniformity. To the southwest of the property is open fields.

The proposal is for a single storey side and rear extension to form a wraparound extension.

The proposed side extension is to be constructed from brick and white render with a tiled roof to match the existing property. It will measure 9.5 metres in length, have a width of 2.3 metres and a maximum height of 3.5 metres. A new entrance to the property is proposed to the front of the proposed single storey side extension, roof lights are proposed to the side and rear extension.

The proposed rear extension will project 4.1 metres to the rear and be constructed from brick and white render and a tiled roof. Bi-fold doors and two windows are proposed to the rear elevation of the rear extension. The rear extension also proposes the installation of a log burning stove, with external flue located on the southwest corner, set in approximately 1m from the common boundary to no. 25 West Drive, Cleadon and projecting from the roof slope of the extension.

Publicity / Consultations (Expiry date 24/03/2023)

1) **Neighbour responses**

None received.

2) **Other Consultee responses**

None received.

Other Relevant Matters

The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. The requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community has been fully taken into account in the consideration of the planning application to date and at the time of making the recommendation in this report.

In this instance it is considered that the proposals do not raise any specific implications in these respects and therefore it is not considered that a full Equality, Diversity, Cohesion and Integration Impact Assessment (EDCI) is required.

Assessment

LDF Policy DM1 seeks to preserve residential and visual amenity.

SPD9 sets out guidance for householder developments.

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 and visual amenity

SPD9 states that for single storey side and rear extensions, that single storey side extensions should not have a width greater than half the width of the existing property.

SPD9 states that for single storey rear extensions a projection of up to 3 metres on a semi-detached/terraced house is generally acceptable.

The proposed single storey side extension will be a modest addition to the existing house having a total width of 2.3 metres which is less than half the width of the existing property (6 metres). It will be constructed from white render and although this does not match the existing red brick, it is considered that the white render, due to the proposed extensions set back, from the existing streetscene will not result in significant harm to justify a refusal. In the wider streetscene, it is apparent that some properties are constructed from white render and as such the use of white render for the proposed side extension will not be out of character to the wider area.

The proposed rear extension will be a relatively large extension that is to project 4.1 metres from the rear of the property and would be in excess of guidance set out in SPD9 for semi-detached properties. However, it is noted that the attached neighbour, no. 21 West Drive has an existing 4 metre extension and as such the extension will create a degree of symmetry between the two semi-detached properties. The rear element of the proposed extension will not be visible in the streetscene due to its location and as such the proposal is considered to be acceptable.

It is considered that the proposals would accord with LDF Policy DM1 (A) and the objectives of SPD9.

Residential amenity

Overdominance/ Loss of outlook:

The proposed extension would have length of 9.5m along the common boundary to no. 25 West Drive. 4.1m of the side extension would project beyond the rear elevation of no. 25. It is considered that the proposed side extension will not result in significant overdominance/loss of outlook to 25 West Drive to the northwest due to the proposed side extensions relatively modest dimensions and the proposed roof form; a pitched roof is proposed which would slope away from the common boundary to no. 25, reducing the overall scale and mass. Furthermore, the proposed extension would be located 0.9 metres from the common boundary, providing a degree of separation in addition to the set in of the gable elevation to no. 25 from the common boundary, which measures 2.4m. As such, it is considered that due to the location of the proposed side extension, it will not result in overdominance to no.25 West Drive.

In respect of outlook to no. 25, there is a single window at first floor level and two further openings – a door and window located at ground floor level within the side elevation. Windows are also located within the rear elevation of no. 25. These rear windows face towards the property's own garden. There is an existing 1.8m high boundary fence along the common boundary, which would be retained as part of these proposals. Whilst the proposed extension would be partially visible from above the fence, it is considered that the outlook from the side and rear windows of no. 25 would not be substantially altered above the existing, with the proposed design and roof form resulting in an acceptable form of development.

The proposed rear extension will not result in significant overdominance/loss of outlook to 21 West Drive to the rear as it is noted that the neighbouring property has an existing extension which itself projects 4 metres, and as such the rear building line has been extended. The proposed rear extension will project 4.1 metres, an additional 0.1m beyond the neighbouring rear extension and would consequently not result in a loss of amenity through loss of outlook or overdominance.

Overshadowing/ Loss of Light:

Contact was made with occupiers/owners of no. 25 West Drive to determine the internal layout and whether rooms to the side and rear elevations were habitable. No response was received and as such this assessment is based on these windows serving habitable accommodation.

Due to the orientation of the application site and the neighbouring property, no. 25 West Drive, located to the northwest, there would be a degree of shadow cast later in the afternoon /evening. However, it is considered that the proposed side extension will not result in an unacceptable level or significant overshadowing and loss of light to 25 West Drive due to the proposed extensions relatively modest dimensions, the proposed roof form and the resultant separation distance between the proposed side elevation of the proposed extension and side and rear elevations of 25 West Drive.

The proposed rear extension will not result in significant overshadowing/loss of light to 21 West Drive due to the location of the existing rear extension to this adjoining neighbouring property. The proposal would only extend 0.1m beyond the rear elevation of the extension to no. 21.

Overlooking/Privacy Concerns:

The proposed single storey side extension includes new glazing/door to front to provide a new entrance to the existing property, but this will primarily look towards the applicants own front garden/driveway and wider streetscene and will not look directly towards a neighbouring properties private amenity space and as such would not result in significant overlooking/loss of privacy to any neighbouring property.

No windows are proposed within either side elevations facing towards no. 21 or 25 West Drive.

The proposed single storey rear extension includes two windows and bi-fold doors to the rear, which would face towards the applicants rear garden and the open fields located to the rear of the application site.

It is therefore considered that there would be no resultant loss of amenity through overlooking or privacy to the occupier of no. 21 or 25 West Drive or any further neighbouring properties.

It is considered that the proposals would accord with LDF Policy DM1 (A) and the objectives of SPD9.

Other matters

External Flue

The proposal includes a flue to the southwest corner of the rear/side extension, set in approximately 1m from the common boundary to no. 25 West Drive, Cleadon and projecting from the roof slope of the

extension. It is considered that in terms of visual amenity the proposed flue would be acceptable. Although visible from the front of the property, the flue would be set back within the rear garden of the application site and would not project significantly from the roof to the proposed extension.

In terms of any issues of residential amenity, although adjacent to the common boundary with no. 25, the flue would be set in 1m from the boundary and would be located 4.1m from the rear elevation of no. 25. It should be noted that in the event of any future concerns relating to air quality and smoke emissions, this would be covered under the Environmental Protection Act 1990 and the council's Environmental Protection Team would undertake investigation under the environmental protection legislation, a separate process for complaints than through the Local Planning Authority.

It should also be noted that the proposed flue only marginally exceeds permitted development rights under Class G of Part 1 to Schedule 2 of the Town & Country Planning General Permitted Development Order, which identify that planning permission is not required where the flue would not exceed the highest part of the roof by more than 1 metre. The height of the proposed flue measures 1.09m above the roof slope.

Highways and Parking

The proposal would not result in an unacceptable impact on highway safety or off-road vehicle parking; with the existing driveway being retained. The proposals would therefore be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

Recommendation

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

In conclusion it is considered, taking the above and all other relevant material planning considerations into account that the application should be recommended for approval subject to 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. A202 received 16/02/2023

Drg No. A200 received 16/02/2023

Drg No. A201 received 16/02/2023

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 proposed work will form part except where otherwise stated on the application form for planning application ST/0104/23/HFUL received 16/02/2023. 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: Drewe Russell
Signed:
Date: 14/04/2023

Authorised Signatory:
Date:

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