DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0144/23/HFUL
Proposal: Two single storey rear extensions with lean to tiled roof to provide bedroom and bathroom for registered disabled person. Side open timber car port with perspex roof.
Location: 5 Warkworth Terrace
Jarrow
NE32 5EE

Site Visit Made: 05/04/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

2 SPD9 - Householder Developments

Description of the site and of the proposals
Planning permission is sought for the erection of two single storey rear extensions and an open framed timber car port on the side of the dwelling at 5 Warkworth Terrace. The applicant dwelling is a two storey, semi-detached dwelling in the residential area of Jarrow. The application site borders 3no. properties, No. 3 Warkworth Terrace located to the north of the boundary and Nos 10 (the attached semi) and 8 Brancepeth Terrace are located to the west of the application site. The applicant property, as well as other properties in the area, benefit from two storey rear extensions added to the dwellings historically. The application site is located on the eastern side of Warkworth Terrace with the surrounding area being predominantly semi-detached dwellings. The property is located on a corner and is orientated facing the southwest, whereas the neighbour at No. 3 Warkworth Terrace is orientated towards the west.

The application seeks to add two single storey rear extensions, with lean to roofs to the rear of the property. The first extension would be located on the rear of the main property between the two-storey outrigger and the boundary with the attached neighbour and would project 2.7m from the rear elevation of the main dwelling. The second extension would be attached to the existing two storey offshoot and would 'fill in' the area between this extension and the boundary with the attached neighbour. This extension would project 3.037m from the rear wall of the main dwelling. It is also proposed for the construction of a timber frame car port on the northwestern gable which would have a timber frame and Perspex roof. Measurements can be scaled from the submitted drawings.

Publicity / Consultations (Expiry date 14/04/2023)

1) **Neighbour responses –** None received

2) **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
- Parking and highways safety

Design/Visual Amenity

The first rear extension would not be visible from the public domain as it would be obscured by the main dwelling. The second rear extension would be constructed off the two storey outrigger on the rear of the dwelling and would project 3.037m from the rear wall of this offshoot. This extension would be partially visible from the public domain when viewed from Warkworth Terrace. The extensions would be constructed of matching materials and would have roof forms that would compliment the existing dwelling. The extensions are considered to be suitably designed, subservient to the host dwelling, proportionate in terms of their overall scale and massing and using similar palette of materials to the host property. the rear projections would be comfortably within the 3m length that is ordinarily considered appropriate in the SPD9.

The proposed car port would be highly visible from the public domain but is a lightweight and partially open structure that would be a secondary and subservient addition to the main dwelling, constructed using appropriate materials. It is therefore considered that the proposed car port would not give rise to concerns regarding visual amenity in relation to the host property or the surrounding area.

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

Residential Amenity

The neighbours most likely to be affected by the proposals are the neighbours either side of the applicant dwelling, No 3 Warkworth Terrace to the northwest and 10 Brancepeth Terrace to the southwest. The rear extension adjacent to 10 Brancepeth Terrace would project 2.7m along the boundary with this property. This is well within 3m established in SPD9 and would be separated by a 1.8m high timber boundary fence. The extension would not have any windows facing this property preventing loss of privacy to this neighbour. The second extension would be located 2.8m from the boundary with No 10 Brancepeth Avenue and given this separation would not significantly impact on this neighbour with regards to loss of outlook or privacy. The extensions would be located to the northwest of 10 Brancepeth Terrace. The proximity of the single storey extension adjacent to the boundary would cause some loss of daylight to a habitable room window in the rear elevation of this neighbouring property. There would also be some harm to outlook with the extension on the boundary giving rise to a tunnelling effect bearing mind in the 2 storey outrigger already present on the rear elevation of No.10. However, the proposed extension on the boundary with No.10 is permitted development that does not require planning permission from the Council. Impact on the amenity of No.10 from the slightly further afield bedroom extension would not be significant given that views of this from the above-mentioned affected window would be obscured by the proposed extension on the boundary with No.10. As such it is not considered that a refusal of planning permission would be justified in this instance.

The neighbour at 3 Warkworth Terrace is located to the north of the application site. The proposed extensions would be separated from this neighbour by a 1.8m boundary fence with the proposed extension being located 2.9m from the boundary with this neighbour. 3 Warkworth Terrace has No.4 windows and a door facing the application site. no.2 windows on the ground floor and No.2 windows on the first floor facing the application site. The extension closest to this neighbour would not have a window within its side elevation preventing loss of privacy to this neighbour. Given the siting and orientation of the applicant dwelling, the proposed extensions would not cause significant loss of outlook, overdominance or loss of light to this neighbour.

The proposed car port would be located on the gable facing 3 Warkworth Terrace and would be separated from this neighbour by a 1.8m high boundary fence. It is not considered that the proposal has any potential to materially harm the residential amenity of any neighbouring occupier through impacts on outlook, or through overbearing, overshadowing or privacy impacts. It is also material that the car port would also be permitted development.

The proposed development is considered to be acceptable having regard to Policy DM1 (B) and the principles set out in SPD 9.

Highways safety and Parking

The proposed car port would reduce the length of the driveway for the property, however a parking space of 5m in length would be retained in line with SPD9. It is therefore considered that the proposal would not give raise to highways safety and complies with SPD9.

Summary

It is considered that, in the site circumstances and context of this particular case, that this proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A & B), having regard to all other material planning considerations, including the design guidance in SPD9 and bearing in mind the permitted development legislation. The proposal is considered to 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 A/3635/01 Rec 02/03/2023

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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no window or other opening shall be inserted in the south east side elevation of the shower room extension hereby permitted unless:

i) an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority; or
ii) such a window/opening is obscure glazed and non-opening.

Any window/opening installed under ii) above shall remain in accordance with the specification outlined in ii) above at all times following its insertion.

Reason: To safeguard the privacy and amenity of the occupiers of the adjacent property 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: Samantha Gallagher
Signed: S Gallagher
Date: 17/04/2023

Authorised Signatory: G.Horsman
Date: 17/04/2023

«END»