DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0169/23/HFUL
Proposal: Demolish existing single storey garage/utility side extension and construct new 2 storey side extension - 'snug', utility, w.c, and en-suite bedroom extension
Location: 2 Carnoustie Drive
South Shields
NE34 8BN

Site visit: April 2023

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 two-storey semi-detached brick and tiled constructed property located on the corner of Carnoustie Drive and Sunderland Road. The property includes a driveway to the front and a garden to the side and rear. The neighbour to the west (4 Carnoustie Drive) is a semi-detached property and is attached to the application property. To the east is the highway of Sunderland Road, with properties beyond, on the opposite side of the road. To the north of the site is a semi-detached property, 408 Sunderland Road. To the south lies the highway of Carnoustie Drive and further properties facing the application site.

The applicant seeks planning permission for demolition of the existing single-storey garage/utility side extension and construction new 2-storey side extension - 'snug', utility, w.c, and en-suite bedroom extension. The proposal will have a width of 3.4 metres, a total height of 6.8 metres (incorporating a pitched roof) and a length of 7.5 metres It proposes a window to the ground floor and first floor to the front elevation, a window on the side elevation on the ground floor and to the rear elevation at the ground floor a window and door is proposed as well as an obscure glazed window at the first floor. It will be constructed from brick and roof tiles to match the existing property.

Publicity / Consultations (Expiry date 16/04/2023)

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

The main issues relevant to the determination of this application are the:

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity; and
- Highway safety and parking.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

Design, character and visual amenity

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

In respect of two storey side extensions, SPD9 states that, '*In situations where terracing would not arise, because there is no development immediately adjoining the location of the proposed extension, it may still be necessary to provide a set-back between the front wall of the upper storey extension and the main front wall of the house, and a lower ridge line, in order to achieve an appropriate design in the context of the street scene. In such situations an extension should always complement the scale, shape and proportions of the original dwelling, taking account of matters such as brick bonding, materials matching, roof design and the width of the proposed extension*.'

The proposed two-storey side extension will be constructed of matching materials helping to represent a sympathetic addition. For two-storey side extensions, SPD9 states that two-storey side extensions should have a set down and set back from the existing house in the interests of subordination. The proposed extension does have a minimum setback of 0.4 metres and set down from the roof line of the existing property by 0.4 metres. Although a greater setback and set down would have been preferable to create a more subordinate appearance, due to the proposed design with corresponding roof form, location of the extension proposed, and the application site being a corner plot, ensuring no resultant issues of terracing, it is considered that the minimal projection proposed would accord with the guidance in SPD9 in seeking to achieve a subordinate design to the main dwelling. SPD9 states that '*the design and suitability of an extension is dependent upon the site-specific circumstances, the need to protect residential and visual amenity and to achieve a design that respects the scale, character and appearance of the dwelling and its neighbourhood, having regard to the general principles set out in Section 3*.'

However, it should be noted that should further properties in Carnoustie Drive wish to extend to the side (above the existing garage), due to their location within a terrace and having a closer relationship to neighbouring properties, a greater set back from the principal elevation and set down from the original property is likely to be required. Further consideration of SPD9 and the guidance contained in respect of terracing (where the existing garage has resulted in a gap along the common boundary of less than one metre), and identified criteria would need to be had.

SPD9 states that consideration must be given to the width of the proposed side-extension in relation to the existing property. As such, to maintain a reasonable level of subordination, side extensions should

not be more than 3 metres in width or be more than half of the width of the original dwelling frontage, whichever is the greater. The proposal would measure approximately 3.4 metres in width, marginally in excess of half the width of the overall dwelling, which measures 6.6m (excluding the existing garage) and therefore approximately 3.3 metres would equate to half width.

Additionally due to the application sites corner location, SPD9 identities that to preserve the character of the street scene, two-storey side extensions and first floor side extensions on corner plots should not extend beyond the established building line of the return side street frontage. It proceeds to state that if no clear building line is easily identifiable along the side street, such extensions should seek to retain a minimum side space of 2 metres from the plot boundary. The proposed extension would not extend beyond the building line of the return street frontage of Sunderland Road and a side space of 6.4m would be retained to the side boundary.

The proposal due to its corner plot location would be visible from Carnoustie Road and Sunderland Road but as a result of the design, scale, proportions and use of matching materials, to that of the existing property, it will not result in significant harm to the wider street scene so that it will not result in significant harm.

As such, the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Residential amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

Overdominance/ over shadowing, loss of outlook/loss of light:

The proposed two-storey side extension will not result in significant harm to the east and the public footpath/highway due to the distance between the extension and the eastern boundary of 6.4 metres, which is acceptable. Due to the location of the proposed two-storey side extension, it will not result in significant overdominance/loss of outlook to 4 Carnoustie Drive being located on the opposite side of the dwelling, a distance of 4.1 metres away from the common boundary. The proposed extension will be located 7.5m from the northern common boundary with 408 Sunderland Road and will not result in significant overdominance/loss of outlook. A first floor window is located within the side elation of no. 408 Sunderland Road facing towards the application site, however due to the position and nature of the openings proposed and retained separation distance between facing elevations, it is considered that there would be no resultant loss of outlook from this window to the occupiers of no. 408 Sunderland Road.

The proposed two-storey side extension will not result in significant overshadowing/loss of light to the eastern boundary, as due to the corner location there is no neighbouring property immediately east of the property, the site is adjacent to the highway of Sunderland Road. The proposed two-storey side extension will be located 7.5 metres from the common boundary with 408 Sunderland Road, located to the north and as such will not result in significant overshadowing/loss of light. In respect of the adjoining neighbour, no 4, with the development proposed located on the opposite side of the dwelling, there would be no resultant issues of loss of light or overshadowing.

Overlooking/Privacy Concerns:

The proposed two-storey side extension proposes to the front a window on the ground floor and first floor. However, these will not result in significant overlooking/loss of privacy as they will primarily look towards the streetscene of Carnoustie Drive and will be set back 5.7 metres from the streetscene. A window is proposed to the eastern elevation of the proposed two-storey side extension on the ground floor, but this will look towards the applicants' side garden and will be located 6.4 metres from the eastern boundary and will not result in overlooking/loss of privacy. To the rear elevation of the proposed

two-storey side extension a window and door on the ground floor and an obscure glazed window on the first floor are proposed. The proposed door and window on the ground floor will not result in significant overlooking/loss of privacy to 408 Sunderland Road to the rear, as the proposed windows and doors will be located 7.5 metres from the northern boundary (a solid timber fence). The proposed window at the first-floor level will be obscurely glazed due to its location in an ensuite and will not result in significant overlooking/loss of privacy. As noted above, a first floor window is located within the side elation of no. 408 Sunderland Road facing towards the application site, however due to the position and nature of the openings proposed and retained separation distance between facing elevations, it is considered that there would be no resultant loss of privacy to the occupiers of no. 408 Sunderland Road.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B) and the guidance contained within SPD9.

Highways and parking

The proposal will result in the loss of the existing garage, which would result in the loss of a potentially available off-street car parking space. However, it is noted that the existing driveway will still provide one off-street car parking space (with a depth of 5.7m) and the proposal would not result in an unacceptable impact on highway safety or off-road vehicle parking; and would 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;

Proposed Elevations Drg No 1 received 06/03/2023

Proposed Site and Roof Plan received 06/03/2023

Proposed Plans Drg No 0780/8544/975 received 06/03/2023

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.

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: Drewe Russell
Date: 28/04/2023

Authorised Signatory: HL
Date: 28/04/2023

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