DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0282/23/HFUL
Proposal: Single storey rear dining room extension with pitched roof extending over existing single storey rear flat roofed offshot, and 1no. rooflight
Location: 22 Norfolk Road
South Shields
NE34 7JW

Site Visit Made: 04/05/2023

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 north facing semi detached dwellinghouse in South Shields. The property has a moderately sized rear garden and there is a single storey rear extension which spans approximately half the width of the rear elevation and projects 2.5m from the property's rear elevation.

This application seeks full planning permission to construct a single storey rear extension of 2.5m projection which would adjoin the western elevation of the existing rear extension. The extension would have a pitched roof which would project across the existing extension's flat roof.

Publicity / Consultations (Expiry date: 15/05/2023)

1) **Neighbour responses – none received**

2) **Other Consultee responses - none**

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

LDF Policy DM1 seeks to preserve visual and residential amenity.

SPD9 provides design guidance and sets out that single storey rear extensions of 3m projection to semi detached dwellings would be acceptable.

The proposed rear extension would have a projection of 2.5m and would therefore comply with the guidance contained within SPD9. The proposed extension would be located adjacent to the site's western boundary with No. 20 Norfolk Road. That property has a patio door set approximately 0.5m from the boundary. However given the limited projection of the proposed extension there would be no significant harm to the residential amenity of that property, particularly in terms of loss of outlook, overdominance or overshadowing. There would be no windows in the side elevation and so there would be no significant loss of privacy to No. 20. There would be no significant loss of residential amenity to any other neighbouring properties.

In terms of design, the development would not be highly visible from the wider area, being sited to the rear of the property, but its pitched roof would be in keeping with the character and appearance of the area.

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, or the visual amenity of the area. Consequently the proposal would comply with all relevant local and national planning policy; the application is therefore recommended for approval.

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 07506657015 received 30/03/23
'Proposed Site and Roof Plan' received 30/03/23

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 of 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 additional window or other opening shall be made in the south west side elevation of the extension hereby permitted unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

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: Seán Gallagher
Signed:
Date: 23/05/2023

Authorised Signatory: G.Horsman
Date: 23/05/2023

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