DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0252/23/HFUL
Proposal: Single storey extensions at the front of house to provide a store room, bay window and tiled canopy.
Location: 50 Summerhill Road
South Shields
NE34 6RZ

Site Visit Made: 04/07/2023

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 property located in South Shields. It includes a driveway to front and a rear garden. It is part of a collection of semi-detached properties located on Summerhill Road, which are linked by adjoining flat roof side elements. To the north is the adjoining semi-detached neighbour, no. 48 Summerhill Road, which has a front porch extension and to the south, no. 52. Summerhill Road, which has been extended to the front by a canopy, extension and bay (similar to the applicant proposals).

The proposal is for a single storey extension at the front of house to provide a storeroom, bay window and tiled canopy. The proposed storeroom extension will have a total projection of 3.7 metres, the canopy and bay will project 0.7m and overall the proposal will have a width of 5.9m and a total height of 3.2m. It will be constructed from brick and a tiled roof.

Publicity / Consultations (Expiry date 15/06/2023)

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.

SPD9 advises that for front story extensions for semi-detached houses, front extensions should not normally project forward from the original dwelling by more than 1.4 metres and side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour.

The proposal will be a relatively modest addition to the existing property and will be constructed from materials to match the existing dwelling and would therefore be a sympathetic addition. It is noted that the proposal will be of a similar design and style to the neighbouring property at 52 Summerhill Road and the two properties will mirror one another. The proposed front extension/canopy will project 0.7 metres beyond the existing main front wall of the dwelling and represents a relatively sympathetic addition to the front of the property. The extension, set in front of the existing side, flat roof element, will have a total projection of 3.7m, linking with the canopy structure proposed. The scale and design of the extension would not be out of proportion or design to the host property or street scene of which it forms a part.

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, loss of outlook, overshadowing or loss of light:

The proposal will not result in significant overdominance, loss of outlook, overshadowing or loss of light to 52 Summerhill Road due to the existing built development located on the common boundary and this will mitigate any impacts. The proposal will be located 2.5m from the common boundary with 48 Summerhill Road, with the existing porch to the applicant property being located in-between and as such will not result in significant harm.

Overlooking/Privacy Concerns:

The proposal includes a garage door and a bay window to the front, but this will primarily look towards the applicant's front driveway and the wider streetscene and will not result in significant overlooking or loss of privacy to any neighbouring property due to the orientation of properties and separation distances maintained.

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.

Highways and parking

The proposal would result in the partial loss of the driveway by 0.7 metres in length, however due to the modest dimensions of the proposal and the retention of the off street parking with a driveway length of 5.5m in front of the roller shutter garage door, the proposals would be considered acceptable 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.

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

Existing Side View and Proposed Site/Roof Plan received 21/04/2023

Drg No Sheet 2 Rec 21/03/2023

Drg No Sheet 3 Rec 21/03/2023

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: 20/07/2023

Authorised Signatory: Helen Lynch
Date: 20/07/2023

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