DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0280/23/HFUL
Proposal: Single storey rear family/dining room extension with 2no. additional rooflights
Location: 26 Ambleside Avenue
South Shields
NE34 0DY

Site Visit Made: 11/05/2023

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 a single storey rear family/dining room extension with 2no. additional rooflights at 26 Ambleside Avenue. The semi-detached property is located within an established residential area of South Shields.

The proposed rear extension would project 3.3m from the rear elevation of the existing dining room, the eaves would measure 2.4m high and the ridge height 3.5m high; all matching the dimensions of the existing attached rear extension. The roof pitch would host 2 no. roof lights, the kitchen window on the existing rear extension would be removed and the rear elevation of the existing and proposed rear extension would host patio doors.

The proposed materials would match the existing dwelling. The existing dash render to the rear of the property is also proposed to be replaced with smooth render.

Publicity / Consultations (Expiry date 12/05/2023)

1) **Neighbour responses**
None received

2) **Other Consultee responses**
None

Assessment

The main issues relevant to the assessment of this proposal are the:

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity; and
- Highways and parking

Design and Impact on Visual Amenity

SPD 9 states that single storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 3m in respect of semi-detached or terraced houses will generally be acceptable. In this case the proposed rear extension would project 3.3m from the rear elevation of a main dwelling. The proposal is considered to be a suitably well designed and a subservient addition in relation to the main property and the proposed materials would match existing property.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

Residential Amenity

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

No. 28 Ambleside Avenue is the attached neighbour and hosts a single storey rear extension located along the side boundary shared with no. 26. The proposed rear extension at no. 26 would marginally project beyond the rear elevation of the rear extension at no. 28 and would therefore not adversely impact the attached neighbour.

No. 24 Ambleside Avenue; the adjacent neighbour would not be affected by the proposal as the proposed rear extension would not be visible beyond the existing rear extension which is located closer to the adjacent property.

Based on its size, scale and orientation; the proposal is not considered to give rise to any material harm to the amenities of no. 24 and 28, or any of the surrounding neighbours in terms of outlook, privacy, over dominance or overshadowing.

Highways and Parking

It is also noted that the garage will be converted into a store / utility. The Council's Transport Development Officer was not consulted on this application as a garage can be converted under Permitted Development rights. Additionally, the existing driveway measures 4.9m long which would remain unchanged; therefore it is judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

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 National Planning Policy Framework.

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

Proposed Site /Roof Plan - Rec – 27/03/2023
Drg. No. 1 - Proposed Side and Rear Plan – Received 27/03/2023
Drg. No. 0788 0364 239 - Existing & Proposed Plans – Received 27/03/2023

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.

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: Emma Thomas
Signed: E.Thomas
Date: 17/05/2023

Authorised Signatory: G.Horsman
Date: 19/05/2023

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