DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0287/23/HFUL
Proposal: Demolish existing front porch, construct new front porch
Location: 5 King George Road
South Shields
NE34 0SP

Site Visit Made: 16/05/2023

Relevant policies/SPDs

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

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a semi-detached dwelling located on the eastern side of King George Road. The neighbour to the north is a semi-detached dwelling (3 King George Road) and is attached to the application property. The neighbour to the south is a semi-detached dwelling (7 King George Road). Beyond the rear gardens of these properties to the east are dwellings situated on Sunderland Road. To the west lies the highway and further properties at King George Road beyond the central reservation. The proposal seeks permission to demolish the existing front porch and construct a replacement front porch.

Publicity / Consultations (Expiry date 31/05/2023)

1) Neighbour responses

None

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. 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
- Highways and parking

Design / visual amenity

Given the nature of the proposal, the proposal would be visible from the public domain. The proposed materials including the brickwork, roof tiles, and uPVC frames would match those on the existing dwelling.

The porch element would protrude approximately 1.7 metres forward of the dwelling (and where it includes a chamfered floorplate to its frontage), with a maximum height of approximately 3.6 metres. The projection is in excess of the 1.4 metre guidance for front porches as set out within SPD9, however it is noted the property benefits from a large front garden and a distance of 4.3 metres between the front of the porch and the front boundary of the site would be retained. Given all of the above It is considered that the proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity. A condition is suggested with regards to the materials of the proposed extension being of a similar appearance to those used in the host dwelling, and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

The proposal would not harm the amenities of any neighbouring due to the nature of the development, and the level of spacing between the development and those neighbours. It is not considered the proposal would cause any adverse amenity issues to any neighbour by way of outlook, overdominance or overshadowing. Windows are proposed within the side elevations of the porch facing nos.3 and 7 King George Road, however given the porch would be a non-habitable room, and the distances to these neighbours' side boundaries (approximately 3.9 metres to each neighbour) it is not considered any adverse privacy impacts would occur, particularly as the existing porch also has windows within its side elevations facing the boundaries of both properties. 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).

Highways and parking

The existing property's driveway would be unaffected by the proposal and a drive length of 6.1 metres would remain, in excess of the 5.5 metre length guidance as set out within SPD9. Therefore the proposal is considered to be in accordance with LDF Policy DM1 (G).

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 received 11/04/2023
Existing and Proposed Plans Drg No. 0795/6124/427 received 11/04/2023

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

3 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at: https://www.gov.uk/party-wall-etc-act-1996-guidance

Case officer: Nick Graham
Signed: N. Graham
Date: 05/06/2023

Authorised Signatory:
Date:

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