DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0375/23/HFUL
Proposal: Demolition of detached pre-fabricated garage, brick outhouse. Construction of single storey side and rear garage, single storey rear snug extension, and single storey front porch extension. Conversion of loft to create bedroom and ensuite with part side dormer window with pitched roof and part rear dormer window with flat roof. Replacement of bay window with PVCu window. Removal of pebbledash and re-rendering of external walls. Formation of rear patio area.
Location: 24 Summerhill Road
South Shields
NE34 6DT

Site Visit Made: 26/06/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought to demolish the existing detached pre-fabricated garage and brick outhouse. Construction of a single storey side and rear garage, single storey rear snug extension, and single storey front porch extension. Conversion of the loft to create a bedroom and ensuite with part side dormer window with pitched roof and part rear dormer window with flat roof. Replacement of bay window with PVCu window. Removal of pebbledash and re-rendering of external walls. Formation of rear patio area at 24 Summerhill Road, South Shields. The semi-detached dwelling situated within a residential area of South Shields.

The proposed single storey side and rear garage would measure a length of 10.56m and set off the side boundary by 0.84m replacing the existing garage. The front elevation of the garage would measure a width of 2.16m and the flat roof height would be 2.8m high. The proposed snug would be located to the rear of the existing kitchen, which is proposed to be changed to a utility room. The snug would measure 2.77m long, 2.6m wide and a flat roof height of 2.7m.

The proposed front porch would project 1.3m forward of the front elevation of the main dwelling and measure a width of 2.7m. The eaves would match the eaves height of the existing dwelling and the pitched roof ridge would measure 4m high. The front and side (south facing) elevation would host a window and the side (north facing) elevation would host the main entrance door.

The part side and rear dormer would not project beyond the roof ridge of the main dwelling with the rear section hosting a flat roof and the side element hosting a pitched roof. The rear section of the dormer would project 4.3m and the side dormer would project 4.2m. The front roof pitch would host a velux roof light and the rear elevation would host an en-suite window and double Juliet balcony with double doors.

The proposal is also to replace the bay window with PVCu window and to remove all pebbledash on the existing dwelling and to re-render the external walls. The proposed materials are a powder coated roller door on the garage, grey upvc windows, render and grey single ply membrane flat roof.

Publicity / Consultations (Expiry date 05/07/2023)

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; and
- Impact on residential amenity

Design/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.

Front Extension and Bay Window Replacement

SPD 9 advises that front extensions should not normally project forward from the original dwelling by more than 1.4m 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. In this case the front extension would project 1.3m forward of the front elevation of the main dwelling which is deemed acceptable in terms of impact upon the property as it would remain a subservient addition to the main property.

Single Storey Rear Snug Extension and Patio Area

The proposed extension beyond the rear elevation of the existing single storey outriggers, which are a common feature on this street, is modest. The extension would match the projection and height of the attached neighbours rear extension and would still have a secondary and subservient appearance. The location of the proposed extension to the rear means that the proposed development would not be visible from within the main street scene of Summerhill Road. The appearance of the extension when viewed from the rear is considered to be acceptable.

The proposed patio area would measure approx. 0.4m high and would not be visible from the public domain due to it being located to the rear of the property.

Single Storey Side and Rear Garage

The adjacent neighbour (no. 22 Summerhill Road) hosts a detached garage which is attached to the existing garage at no. 24 Summerhill Road. The proposed garage would replace the existing garage and extend along the side elevation of the existing property. The proposed garage is considered to be suitably well designed and a subservient addition in relation to the main property. Although visible from the public domain, the front elevation would be set back 2.162m from the front elevation of the main dwelling and the materials would match the main dwelling. As such, any impact on visual amenity would not be materially increased and it will not result in any harm to the character and appearance of the host dwelling or surrounding area.

Loft Conversion with Side and Rear Dormer

The proposed rear and side dormer is appropriately scaled and designed, and are visually subordinate. Although the side element of the dormer would be visible from the public domain, it would be set in from the property boundary shared with the attached neighbours, would not extend beyond the existing roof

ridge, would be set up from the eaves and apart from the flat roof materials, the proposed materials would match the existing dwelling. The side dormer roof shape would also complement the roof shape of the existing dwelling. It is also considered that a hip to gable extension could be built without requiring planning permission which could be far more substantial in size than the proposed side dormer and measurements indicate that the proposed dormer window would also be permitted development.

The removal of pebbledash and re-rendering of external walls of the existing dwelling is also considered to be acceptable, particularly as there are many properties along Summerhill Road which host render, with a mix of colours.

The proposed materials for all aspects of the planning application are considered to be acceptable.

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

Residential Amenity

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

The adjacent neighbour located north of the applicant property (no. 22 Summerhill Road) hosts a non-habitable room window along the side elevation facing no. 24 Summerhill Road and hosts a detached garage located along the side boundary shared with no. 24. The proposed front extension would be set back 4.8m from the shared boundary with no. 22 which is a sufficient distance. The proposed side and rear dormer at no. 24 would not be visible from any habitable room windows at no. 22 and would not extend beyond the side elevation directly facing no. 22. The rear dormer would host a Juliet balcony however this is also considered to be acceptable in terms of overlooking of the neighbouring rear garden as it would be no different to a window being located on the rear elevation. The proposed side/rear garage extension would be set back 0.84m from the shared boundary with no. 22 however this would bear no impact on the adjacent neighbour as no. 22s existing garage would block the majority of the view from the rear elevation windows and the side elevation window hosts a non-habitable room. The proposed snug and decking would not be visible to no. 22.

In terms of the attached neighbour (no. 26 Summerhill Road), the proposed garage, side/rear dormer, replacement of the bay window and decking would not be visible from any of the habitable room windows at no. 26. The proposed snug would be located along the side boundary shared with no. 26 however it would match the same height and projection as the existing rear extension at no. 26. The proposed front extension would project 0.65m forward of the existing bay window and would be set back 3.65m from the side boundary shared with no. 26.

The neighbours to the front and rear of the property are located at a sufficient distance from the applicant property.

It is therefore considered that the proposed development at no. 24 Summerhill Road would not be adversely impact any of the attached, adjacent and surrounding neighbours in terms of loss of privacy, outlook, overdominance or overshadowing.

Conclusion

It is considered that the proposed development at 24 Summherill Road is acceptable and in accordance with Development Management Policy DM1 (A and B) and generally in line with the guidance contained within SPD9.

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

Drg. No. A/3587/02 - Proposed Plans – Received 15/05/2023

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, except where otherwise stated on approved plan A/3587/02 (received 15/05/2023).

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: Emma Thomas
Date: 07/07/2023

Authorised Signatory: G.Horsman
Date: 12/07/2023

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