DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0381/23/HFUL
Proposal: Single story rear extension
Location: 6 Lakeside
South Shields
NE34 7HA

Site Visit Made: 03/08/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is an l-shaped single-storey detached bungalow located in South Shields. The property is constructed from brick and a tiled roof. It includes a driveway to the front and a garden to the rear.

The proposal is for a single-storey rear extension. The proposed extension would project 4 metres to the rear, 6.1m wide and a total height of 3.8 metres. It proposes two windows to the rear elevation and tri-fold doors to the western elevation.

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

1) **Neighbour responses**
None received.

2) **Other Consultee responses**
Not applicable.

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.

The proposal will be of a relatively modest projection and be constructed from brick and a tiled roof to best match the existing properties and it will not result in significant harm due to its location to the rear. As such 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 and overshadowing:

The proposal will not result in significant overdominance/loss of outlook/overshadowing to 5 Lakeside to the west due to the distance between the proposal and the common boundary of 1.6m. It will be located 3.4m from the rear common boundary with 108 and 110 Lake Avenue (to the north) and as such will not result in significant overdominance/loss of outlook/overshadowing (to properties to the north). The proposal will be located 25 metres from the eastern boundary and will not result in significant overdominance/loss of outlook/overshadowing to properties to the east.

Overlooking/Privacy Concerns:

The proposed windows to the rear will look towards the north boundary however due to the distance of 3.4m and the existing boundary treatment, it is not considered that these will materially affect privacy (or overlooking) of properties to the north. The proposed tri-fold doors to the side elevation will be located 25 metres from the nearest boundary and so will not result in overlooking/loss of privacy.

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 will not impact the existing off-street parking 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.

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 & Proposed Elevations Drg. No. 03 received 17/05/23

Proposed Plans Drg. No. 02 received 17/05/23

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 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 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

2 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.

Case officer: Drewe Russell
Signed: Drewe Russell
Date: 07/08/2023

Authorised Signatory:
Date:

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