DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0448/23/HFUL
Proposal: Rear extension.

Location: 21 Ashfield
Jarrow
NE32 4NB

Site Visit Made: 05/07/2023

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 for a single storey rear extension at 21 Ashfield, Jarrow. The proposed rear extension would project 4m from the rear elevation of the main dwelling, measure a width of 5m and the flat roof would measure 3m high. The rear elevation would host 2 no. doors with an attached small window hosting the kitchen and bedroom and a kitchen window is also proposed along the side (north west facing) elevation. The materials would be brick, upvc windows and doors, and single ply rubber roof. Also proposed to the rear of the rear extension is a ramp and attached railings to allow disabled access from the bedroom.

The mid-terraced property is situated within a residential area of Jarrow.

Following discussions with the agent, the plans were amended setting back the rear extension by 1m. In accordance with the council's Statement of Community Involvement, no further neighbour notification was necessary.

Publicity / Consultations (Expiry date 26/07/2023)

1) **Neighbour responses**
None received

Assessment

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.

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

At paragraph 8.1, SPD9 acknowledges 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 houses will generally be acceptable. While this proposal extends beyond this by 1m, it would be subservient and proportionate in the context of the host property. The proposed materials are also considered to be acceptable.

The ramp and railings would not be visible from the street scene of the cul-de-sac to the rear due to the limited height however the rear extension would be partially visible from within the street scene as the road is located to the rear rather than the front of the property. No. 21 is located at the end of the cul-de-sac and where there are numerous flat roof garages and a number of properties host rear extensions, all differing in shape, size and materials. The proposed extension would therefore have no adverse impact on the character and appearance of this street scene and host property.

The proposal would convey sensitive consideration of its surroundings and would accord with LDF Policy DM1 (A), while having sufficient regard to the design principles set out in SPD 9.

Residential Amenity

Both the attached neighbours (no. 20 and 22 Ashfield) host a door with attached window and additional window along the rear elevation which hosts the kitchen. In this case the window would be considered as the primary outlook for the kitchen rather than the door/window arrangement and for both dwellings the window is located on the opposite side of the rear elevation to no. 21. Furthermore, a 45 degree angle was measured from the centre of the these kitchen windows at no. 20 and 22 and it concluded that there was no disruption to the outlook from these kitchen windows. A kitchen window is also proposed along the side elevation directly facing no. 20 Ashfield. In order to protect the privacy of neighbouring occupiers a condition has been included which restricts this window to being obscure glazed in perpetuity.

The property currently hosts a ramp with railings for disabled access from the rear of the property, which would be relocated to the rear of the proposed rear extension. Due to the limited height of the railings and ramp, it is considered to bear no adverse impact on the attached neighbours.

It is considered that the proposed rear extension would not adversely impact the attached neighbour in terms of loss of outlook, privacy, light, over shadowing or over dominance.

Due to the property being located at the end of a cul-de-sac the proposed rear extension would be visible to many of the surrounding properties but from a sufficient distance.

The development would be in accordance with Policy DM1 (B), while having sufficient regard to the design principles set out in SPD 9.

Summary

It is considered that, in the site circumstances and context of this particular case, that this proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A and B), having regard to all other material planning considerations, including the design guidance in SPD9. The proposal is considered to be an acceptable form of development, subject to the inclusion of the suggested conditions.

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. L(2-) 01 – Existing and Proposed Plans – Received 07/09/2023
- Drg. No. L(2-) 02 – Existing and Proposed Site Plans – Received 18/08/2023

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 facing materials of the development hereby permitted shall be similar in appearance to those on the host property and be as stated within the planning application form (received 18/08/2023) and drawing no. L(2-) 01 (received 07/09/2023).

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

4 The window shown within the proposed north west elevation on drawing no. L(2-) 01 (received 07/09/2023) facing the common boundary with 20 Ashfield shall be non-openable below 1.7m above the internal floor level of the extension and be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The form of windows and obscure glazing shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential 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: 05/09/2023

Authorised Signatory: G.Horsman
Date: 08/09/2023

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