DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0458/23/HFUL
Proposal: Front extension, demolition of brick shed / internal alterations, new patio door
Location: 174 Finchale Road
Hebburn
NE31 2BT

Site Visit Made: 18/07/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application for planning permission relates to 174 Finchale Road, Hebburn. The application seeks planning permission for the demolition of a brick shed in the rear garden, a porch along the front elevation and for alterations to the rear elevation to replace a window with a set of patio doors.

The front porch would project 1.4m from the front elevation of the existing property, measure 4.8m wide, with a lean to roof with an eaves and ridge height of 2.7m and 3.2m respectively. The proposed materials would be brick, slate roof tiles and white upvc window frames to match existing. The application site is a two-storey semi-detached dwelling.

Amended plans were received on the 26/07/2023 showing the correct scale on the proposed plans. Given that the amended plans were clarifying information rather than altering the proposals a neighbour re-notification was not undertaken in line with the Council's SCI.

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

1) **Neighbour responses- none received**

2) **Other Consultee responses- None received.**

Assessment

Impact on Visual amenity
The alterations to the rear elevation would not be visible from the public realm and would therefore not be harmful to the visual amenity of the property. The proposed porch in terms of size, scale and design would be acceptable in terms of its relationship with the host property and immediate area and accords with the 1.4m front projection allowed for under SPD9. The proposal would be constructed with materials matching the main dwelling and a condition has been suggested to ensure that this is the case.

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.

Impact on Residential Amenity
In respect to the proposals impact upon the neighbouring properties, the attached neighbour at 172 is located to the southwest of the application site. The proposed extension would be separated from this

neighbor by 2.6m. This is considered sufficient distance to prevent the front extension from causing loss of outlook or increased overshadowing or overdominance to this neighbour. No windows are proposed in the side elevation of the extension, therefore preventing loss of privacy to this neighbour. The neighbour at 176 Finchale Road is located to the northwest of the application site. This dwelling is set back from the applicant dwelling by approximately 2m and is separated by a 1.8m high timber fence along the common boundary which steps down to a 1m high timber fence to the front of the applicant dwelling. No windows are proposed in the side elevation of the extension to prevent loss of privacy to this neighbour. The proposal would be in view of the habitable room windows in the front elevation of the neighboring property, however given the separation between the properties, it is not considered that this would be to such a degree to be harmful to the amenity of this neighbour, especially when considering the presence of the existing 1.8m high boundary fence.

The removal of the brick shed would not cause harm to the amenity of neighbouring properties. The alteration to the window on the rear elevation to patio doors would be mostly obscured by the existing 2m high fence between the application site and the attached neighbour, preventing loss of privacy to this neighbour.

For these reasons, it is considered that the proposed development would not be harmful to the amenity of neighboring properties with regards to loss of privacy and outlook or increased overdominance or overshadowing. The proposal therefore accords with Policy DM1 (A) of the Local Development Framework.

Conclusion
It is considered that the development would be in accordance with LDF Policy DM1 (A and B), 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 or Refusal Reasons [delete as appropriate]

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-) 02 received 26/07/2023
Drg No L(2-) 01 received 14/06/2023

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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window or other opening shall be made in the north east or south west side elevations of the extension hereby permitted unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenity of the occupiers of adjacent properties and in accordance with Policy DM1 of the South Tyneside LDF and the NPPF.

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: Samantha Gallagher
Signed: S Gallagher
Date: 27/07/2023

Authorised Signatory: G.Horsman
Date: 03/08/2023

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