DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0478/23/HFUL
Proposal: Proposed side extension and replacement of existing run down conservatory to proposed solid structure with internal alterations.
Location: 56 Leafield Crescent
South Shields
NE34 6JQ

Site Visit Made: 13/07/2023

Relevant policies/SPDs

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

Description of the site and of the proposals

This application relates to a northwest facing semi-detached dwellinghouse located in South Shields. The property occupies a corner plot on the corner of Leafield Crescent and Midhurst Avenue. A garden wraps around the property's front, northeastern side and rear. There is a detached garage to the rear of the property with a driveway to its front leading onto Midhurst Avenue.

Planning permission is sought for a side extension and replacement of existing conservatory to proposed solid structure with internal alterations. The side extension would measure a width of 2.3m, measure a depth of 4.8m, the roof ridge would measure 3.63m high, the eaves would measure 2.6m high and roof would host 2 no. roof lights. The proposed rear extension would replace the existing conservatory and project 2.3m from the rear elevation of the main dwelling. The roof ridge would measure 3.051m high, the eaves would measure 2.741m high and the roof would host 3 no. roof lights. The rear elevation would host 3 no. windows and the side elevation would host patio doors. The materials would be roof tiles, render and brick to match the existing dwelling whereas the windows and doors would be anthracite grey upvc.

Publicity / Consultations (Expiry date - 27/07/2023)

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 and Impact on Visual Amenity

Paragraph 8.1 of 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. In this case the proposed rear projection would be 2.3m.

The proposed side extension would measure 2.3m wide which is less than half the width of the main property and is therefore considered to be suitably well designed and a subservient addition in relation to the main property.

SPD9 states that in order to preserve the character of the street scene, single-storey extensions on corner plots should not extend beyond the established building line of the return street frontage. If no clear building line is easily identifiable along the side street, such extensions should seek to retain a minimum side space of 2 metres from the plot boundary. There is a pair of semi-detached dwellings (17/19 Midhurst Avenue) located to the rear of the applicant property and the front elevation of these dwellings runs along a similar boundary line to the side elevation of the applicant property. Beyond these dwellings is another property (57 Horsley Vale) and the side elevation also runs along a similar boundary line to the aforementioned dwellings. This dwelling hosts a single storey side garage with a flat roof which projects beyond the return street frontage by approx. 2m. The property located on the opposite corner (no. 19 Leafield Crescent) is located closer to the side boundary than no 56 Leafield Crescent by approx. 1m. Due to the mix of return street frontage lines along this part of the street, the proposed side extension at no. 56 is considered to be acceptable and would preserve the character of the street scene.

Due to the corner plot location of the property within the estate, the side / rear extensions would be visible from the street scene along Midhurst Avenue. The proposed extension would therefore have no adverse impact on the character and appearance of this street scene. The materials are also 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 and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

Residential Amenity

No. 54 Leafield Crescent is the attached neighbour located south of the applicant property and hosts a two storey rear extension which projects slightly further in to the rear garden than the existing conservatory at no. 56. The proposed rear extension would match the projection of the existing conservatory at no. 56, therefore, it is considered that the proposed rear extension would have no adverse impact on the attached neighbour in terms of outlook, privacy, over dominance or overshadowing.

The neighbours to the north, west and east are located at 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.

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. D01 Rev 2 - Existing and Proposed Site Plans and Site Location Plan - Received 23/06/2023
Drg. No. D03 Rev 2 - Proposed Floor and Roof Plans - Received 23/06/2023
Drg. No. D05 Rev 2 - Proposed Elevations - Received 23/06/2023

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 materials for the proposed extensions hereby permitted shall be as those stated in the application form (received 23/06/2023).

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 Alterations to the adopted highway/footway to create or widen a vehicular footway crossing will require the approval of the Council as Local Highway Authority. Please see https://www.southtyneside.gov.uk/article/38198/Dropped-kerbs-and-crossovers or call 0191 427 7000 for further information.

Case officer: Emma Thomas
Signed: E. Thomas
Date: 16/08/2023

Authorised Signatory: G.Horsman
Date: 17/08/2023

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