DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0494/23/HFUL
Proposal: Front porch with wc
Location: 7 West Drive
Cleadon
South Tyneside
SR6 7SJ

Site Visit Made: 31/07/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The property is a semi-detached brick and tiled roof property located in Cleadon. It includes a driveway to front and a garden to the rear. To the northwest of the property is 9 West Drive and to the southeast is 5 West Drive. To the west of the property are fields. The property has a two-storey side and rear extension (permitted by application ref: ST/2843/07/FUL in 2008)

The proposal is for a front porch with wc. The proposal will be located to the front of the existing two storey side extension and will be constructed from brick and tiles to match the existing property. It will have a total height of 3.6m, a width of 2.7m and a total projection of 2.9m from the front elevation of the two-storey side extension. Its front elevation would be flush with the main front elevation of the host property. It proposes a front door and window to the front and a window to the side elevation.

Publicity / Consultations (Expiry date 10/08/2023)

1) **Neighbour responses**

None received.

2) **Other Consultee responses**

None received.

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

LDF 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.

SPD9 states that for front extensions should not normally project forward from the original dwelling by more than 1.4 metres 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.

The proposal will not result in significant harm as although the projection is greater than the 1.4m projection as set out within SPD9, due to the design of the property, the proposal will not project past the existing front wall of the existing property. The use of matching materials to that of the existing property also represents a sympathetic addition.

The proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Residential amenity

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

The proposal will be a relatively modest in size and scale and as such will not result in significant overdominance/loss of outlook/overshadowing to either 5 or 9 West View.

The proposal includes a front door and window to front but these will primarily look towards the applicant's driveway and wider streetscene and not directly to a neighbouring property. A window is proposed to the side elevation that will face towards 9 West Drive. In order to preserve the privacy of 9 West Drive a condition is proposed that this window is obscurely glazed.

For these reasons, subject to the condition requiring obscure glazing, 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

There is currently one in curtilage car parking space at the application site. Upon completion of the proposed development, one in curtilage car parking space would remain. Consequently, there would be no loss of car parking and the proposal would not result in an unacceptable impact on highway safety or off-road vehicle parking; and would be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

Conclusions

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.

Recommendation

Grant permission 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

Proposed Plans Drg No 3169/02 received 04/07/2023

Proposed Site and Roof Plan received 04/07/2023

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 Prior to the first occupation of the extension hereby permitted, the window in the northwestern elevation of the extension facing the common boundary with 9 West Drive shall 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: Drewe Russell
Signed: 31/08/2023
Date: 31/08/2023

Authorised Signatory: Helen Lynch
Date: 13/09/2023

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