DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0517/23/HFUL
Proposal: Side extension. To include side window with obscured glass.
Location: 86 Lincoln Road
South Shields
NE34 7JE

Site Visit Made: 12/09/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The applicant property is a two-storey brick and render semi-detached house. It includes a garden and driveway to front and a garden to the rear. To the east of the property is the adjoining semi-detached house, no. 88 Lincoln Road and to the west is no. 84 Lincoln Road. The applicant property is part of a collection of semi-detached houses located on Lincoln Road.

The proposal is for a side extension with a total length of 6.8m, a width of 2m and a total height of 2.32m. The proposed extension would include a side window with obscured glass. It will provide a lobby/store area (utility room) and toilet/shower room. It will be constructed from brick to match the existing property but incorporate a flat roof.

Planning permission was previously granted (reference: ST/1884/11/LAA) for enhancement works to the application site and other neighbouring properties. The works included for the provision of external cladding to provide the properties with better insulation.

Publicity / Consultations (Expiry date 25/08/2023)

1) Neighbour responses

One letter of support received from occupier of no. 88 Lincoln Road.

- No objections at all, happy with the extension.

2) Other Consultee responses

None received.

Whilst not a formal comment to the planning application, Councillor Leask contacted the case officer regarding the historic works to the property and to ensure that the insulation would not be impacted.

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.

SPD9 states that for single storey side extensions Single storey extensions should not normally have a width greater than half the width of the existing property. Proposals beyond this will be assessed on their own merits and in accordance with the principles set out.

The proposal would introduce a flat roof element to the property, however set back from the front elevation of the property, the extension would be seen as subservient to the main dwelling. Furthermore, within the context of the wider street scene it is not considered that the proposal would be out of character or result in an unacceptable form or scale of development.

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/Overshadowing:

The proposal will not result in significant overdominance/loss of outlook/overshadowing to 84 Lincoln Road due to the modest dimensions of the proposal, including the flat roof design and the distance between the proposal and the common boundary of 0.3m.

The proposal will not result in significant overdominance/loss of outlook/overshadowing to 88 Lincoln Road due to the proposal being located to the opposite side elevation and screened by the existing property.

Overlooking/Privacy Concerns:

A window is proposed in the side elevation that will face towards 84 Lincoln Road, however the submitted plans identify that this window will be obscurely glazed which will maintain privacy. A condition is proposed that this window is obscurely glazed and thereafter retained as such.

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 would result in the loss of the existing concrete hardstanding, which is not currently used for the parking of vehicles (located behind a fence/pedestrian gate). The driveway in front of the property would be retained and therefore there would be no changes to the existing car parking as a result of the proposed development. Therefore, the proposal would be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

Other matters

In respect of the historic works to the property to improve insulation, the proposal would not impact upon the works undertaken, and it should be noted that the applicant / developer is South Tyneside Homes.

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 and Proposed Plans Drg No L(2-) 01 received 11/07/2023

Existing and Proposed Site Plan Drg No L(2-) 0 received 11/07/2023

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, except for the single ply flat roof, 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 side elevation of the extension facing the common boundary with 84 Lincoln Road 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: Drewe Russell
Date: 15/09/2023

Authorised Signatory: Helen Lynch
Date: 15/09/2023

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