## DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

**Ref No:** ST/0531/23/HFUL
**Proposal:** Single storey rear dining room extension with balcony above. Pitched roof to existing single storey rear flat roofed utility room offshot
**Location:** 213 Bamburgh Avenue
South Shields
NE33 3HT

**Site Visit Made:** 09/08/2023

### Relevant policies/SPDs

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

### Description of the site and of the proposals

This application relates to 213 Bamburgh Avenue, a semi-detached dwelling in the residential area of South Shields. The proposal is to construct a single storey rear dining room extension with a balcony above. The flat roof on the existing single storey rear utility room offshoot would be replaced with a pitched roof to match the pitched roof on the proposed new extension.

The balcony is also proposed to include a glazed balustrade along the rear and both side elevations with the side balustrades being obscure glazed.

### Publicity / Consultations (Expiry date 21/08/2023)

1) **Neighbour responses**
211 Bamburgh Avenue –
No objection whatsoever to the proposed plans.

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/Visual Amenity

The proposed single storey rear extension with above balcony and pitched roof to the existing rear offshoot is considered to be a suitably well designed and a subservient addition in relation to the main property. Although the development (particularly the balcony) would be visible from the Coast Road, however many properties whose rear elevations directly face the Coast Road have had alterations / extensions with a mix of materials; therefore no uniform design.

The proposed materials are also considered to be acceptable and a condition is recommended in respect of the external materials.

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 Supplementary Planning Document 9.

Residential Amenity

The attached neighbour, no. 215 Bamburgh Avenue is located to the west of no. 213 Bamburgh Avenue and hosts a rear offshoot. The proposed rear extension at no. 213 would match the projection of the existing rear offshoot at both no. 213 and 215. The proposed balcony would host a 1.8m high (from balcony level) obscure glazed balustrade which would be located along both side elevations and a lower balustrade along the rear elevation. This is considered to detract any over-looking and loss of privacy to the attached dwelling. No. 215 hosts a first floor rear elevation bedroom window which is close to the boundary shared with no. 213. A 45 degree angle was measured from the centre of the bedroom window at no. 215 and it concluded that there was disruption to the outlook from this bedroom window however a marginal disruption which is not harmful enough to warrant refusal of this application. Therefore the proposal would not adversely impact on the attached neighbour in terms of privacy, outlook and over dominance, or overshadowing.

The adjacent neighbour (no. 211 Bamburgh Avenue) is located south east of the applicant property. The proposed single storey rear extension at no. 213 would be located on the far side of and match the projection of the existing single storey rear extension at no. 213. The proposed first floor balcony would host a 1.8m high (from balcony level) obscure glazed balustrade along the side elevation directly facing no. 211 which would alleviate any privacy and overlooking issues and would be set back a sufficient distance from the side boundary shared with no. 211. The proposed pitched roof above the existing rear offshoot is also considered to be set back a sufficient distance from the adjacent neighbour.

It is considered that the proposed rear extension and balcony would not adversely impact the attached and adjacent neighbour in terms of loss of outlook, privacy, light, over shadowing or over dominance. The development would be in accordance with Policy DM1 (B), while having sufficient regard to the design principles set out in SPD 9.

Conclusion

Overall it is considered that the proposal would accord with development plan policy, and so it would be an acceptable form of development.

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

Proposed Site-Roof Plan - Received 14/07/2023
Drg No. 0789/9032/185 Rev B - Received 07/09/2023
Drg No. 1 Rev A - Received 07/09/2023

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 in respect of the development hereby permitted as constructed shall be similar in appearance to the corresponding external facing materials to the host dwelling.

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 first occupation of the first floor balcony above the single storey rear extension hereby permitted, obscure glazed balustrade screens measuring 1.8m high above the surface level of the balcony and extending along the full length of both the north west and south east sides of the balcony (as shown on drawing 0789/9032/185 Rev B and drawing no. 1 Rev A (received 07/09/2023) shall be installed. Thereafter those balustrade screens shall remain in place at all times.

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:** 08/09/2023

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