DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0539/23/HFUL
Proposal: Erection of single storey rear extension; installation of front bay window; installation of photovoltaic panels in rear pitched roof
Location: 4 Braemar Drive
South Shields
NE34 7TZ

Site Visit Made: 17/10/2023

Relevant policies/SPDs

1 DM1 - Management of Development

2 SPD9 - Householder Developments

Description of the site and of the proposals

The applicant's property is a semi-detached single-storey bungalow with a driveway to the front and side. The property is constructed from brick and a tiled roof. The property includes a garage to the rear / side of the property, which has a flat roof. To the rear of the garage is a garden room. The property is part of a collection of semi-detached bungalows on Braemar Drive, which adjoin through linked garages. The properties are of a similar size and materials helping to create uniformity within the streetscene. To the west of the property is 5 Braemar Drive and to the east is 3 Braemar Drive. Both neighbouring properties have been extended to the side/rear.

The applicant seeks planning permission for the erection of a single-storey rear extension; installation of a front bay window; and installation of photovoltaic panels to the rear pitched roof. The proposed single-storey rear extension would be constructed from render with a rubber membrane roof. It will have a projection of 5.2m, a total width of 9.7m and a total height of 2.8m. It proposes two patio doors to the rear and a window. Two roof lights are also proposed.

A front bay window is proposed to match the existing bay window at the front elevation. It will project 0.5m, have a width of 1.9m and a total height of 2.6m.

Photovoltaic Panels are proposed to the rear pitched roof of the existing property.

Through the proposed rear extension, the proposal would also include the conversion of the existing garden room to a bedroom. Internal changes to the garage, to facilitate a means of access to the bedroom are proposed.

Publicity / Consultations (Expiry date 28/08/2023)

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

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 rear extensions single-storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 4 metres in respect of detached houses or 3 metres in respect of semi-detached or terraced houses will generally be acceptable. Where such extensions do not exceed 4 metres in height, in either case, the development would be permitted development, unless such rights were withdrawn when the original development was granted planning permission.

Although it is noted that the proposed single-storey rear extension will be constructed from render and include a flat roof, which would not match the existing brick and tiled sloped roof design to the main dwelling, due to the proposal location to the rear of the property and the existing flat roof design to the garage, it is deemed it will not be a harmful addition to the design and character of the applicant property and the streetscene. As such, it is deemed the proposed rear extension will not create significant harm.

SPD9 states that for front extensions in the case of terraced and semi-detached houses, 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 to insert a bay window is deemed will be relatively modest in size and will not result in significant harm to the applicant's property or wider streetscene helped by its use of existing materials.

Planning permission is not required for the installation of solar panels, and they will be located on the rear and as such will not result in significant harm to the applicant's property or the wider streetscene.

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:

The proposed rear extension would extend 5.2 metres from the rear elevation of the main dwelling, set in 0.45m from the common boundary with no. 5 Braemar Drive. No. 5 Braemar Drive has an existing rear conservatory which projects approximately 3.5m and as such the proposal, with a proposed projection of 5.2m would only project 1.5m beyond the rear elevation of no. 5 Braemar Drive and as such will not result in significant overdominance or loss of outlook to the occupiers of no. 5 Braemar Drive.

It is noted that due to the location and dimensions of the existing garage to no. 3 Braemar Drive and the applicant properties' garage, the proposal will only project approximately 3m beyond no. 3 Braemar Drives existing detached garage, which is located on the boundary. Furthermore, the existing built form to the application site, which includes a garden room to the rear of the garage is noted. As such the resultant built form and impact to no. 3 will not vary substantially from the existing. As such, it is considered that the proposal would not result in significant overdominance, loss of outlook or overshadowing to neighbouring occupiers.

The proposed bay window to the front will be located 3.5m from the common boundary with 3 Braemer Drive and 4m from the common boundary with 5 Braemer Drive. Due to the degree of separation and scale of the development proposed, it is not considered that there would be no resultant issues of overdominance, loss of outlook or overshadowing.

The proposed PV solar panels will not result in significant overdominance or loss of outlook to the neighbouring properties due to the nature of the works and their flush position upon the existing roofscape.

Overlooking/Privacy Concerns:

The proposed rear extension proposes two patio doors and a window to the rear, but these will look primarily into the applicants own rear garden and not directly towards a neighbouring property. To the rear of the application site are 29/30 Callum Drive, which separated by a rear boundary fence are located a sufficient distance to ensure no loss of amenity through overlooking.

The proposed window to the front will look to the applicant’s front garden/wider streetscene and also includes side panel windows. However, it is considered that due to the distance of 3.5m from the common boundary with 3 Braemer Drive and 4m from the common boundary with 5 Braemer Drive that the proposal will not result in significant overlooking or loss of privacy.

The PV solar panels would not result in overlooking or loss of privacy due to the nature of the works.

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.

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.C-04 received 19/07/23

Drg No.C-05 received 19/07/23

Drg No.C-06 received 19/07/23

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.

Informatives

1 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

2 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.

Case officer: Drewe Russell
Signed: Drewe Russell
Date: 18/10/2023

Authorised Signatory: Helen Lynch
Date: 24/10/2023

«END»