DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0543/23/HFUL
Proposal: Rear extension.
Location: 65 Grotto Road
South Shields
NE34 7AQ

Site Visit Made: 17/08/2023

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 65 Grotto Road, a semi-detached dwelling in the residential area of South Shields. The proposal is to demolish the existing rear offshoot and construct a single storey rear extension which would measure the same width and be located in the same location as the existing offshoot, but would project a further 2.3m in to the rear garden.

The rear elevation would host a bathroom window and both the side elevations would host a window with the elevation facing no. Grotto Road also hosting a door. The proposed materials would be brick and upvc windows / doors to match existing and single ply on the flat roof.

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

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/Visual Amenity

At paragraph 8.1, 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. While this proposal extends beyond this by 1.7m, it would replace an existing rear offshoot and would be subservient and proportionate in the context of the host property. Although the development would be visible from the Coast Road, the rear extension would replace an existing rear offshoot measuring the same width. The proposed 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 Supplementary Planning Document 9.

Residential Amenity

Although the proposed rear extension at no. 65 would project a further 2.3m in to the rear garden, it would have no adverse impact on the attached neighbour (no. 67 Grotto Road) as the proposed rear extension would not be located any closer to no. 67 than the existing rear offshoot and a 45 degree angle taken from the centre of the rear elevation ground floor window at no.67 would not be impinged upon by the extension. The window along the side elevation facing no. 67 is also consider to be acceptable due to the set back from the side boundary and bearing in mind that the window is set within the footprint of the existing outrigger and a side facing window could be inserted to that outrigger as permitted development.

The adjacent neighbour (no. 63 Grotto Road) is located north west of the applicant property and hosts a single storey extension which is constructed to the rear of and along the side boundary shared with no. 65 Grotto Road. The proposed rear extension at no. 65 would project 2.25m beyond the rear elevation of the adjacent neighbours extension however would be set back 1.941m from the side boundary. The window and door proposed along the side elevation facing no. 63 are also considered to be acceptable as they replace a window and door from the original rear offshoot.

It is considered that the proposed rear extension 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

Drg. No. L(2-) 01 - Existing and Proposed Plans - Received 12/09/2023
Drg. No. L(2-) 02 - Existing and Proposed Site Plan - Received 20/07/2023

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 facing materials of the development hereby permitted shall be similar in appearance to those on the host property and as stated in the application form (received 20/07/2023) and on drawing no. L(2-) 01 (received 12/09/2023).

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 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: 13/09/2023

Authorised Signatory: G.Horsman
Date: 13/09/2023