DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0572/23/HFUL
Proposal: Single storey front cupboard extension
Location: 46 Hardie Drive
West Boldon
NE36 0JH

Site Visit Made: 26/10/2023

Relevant policies/SPDs

1 DM1 - Management of Development

2 SPD9 - Householder Developments

Description of the site and of the proposals

The applicant property is a two-storey semi-detached house located on Hardie Drive in South Shields. The applicant's property is constructed from brick and tiles. The property includes a front driveway and a rear garden. The attached house to the east is 48 Hardie Drive and to the west is 44 Hardie Drive.

The proposal is for a single storey ground floor extension to the front elevation to create a cupboard, which would be accessed from the existing lounge. The proposal will be constructed from brick and tiles to match the existing property. It will have a total width of 1.27m, a projection of 1.2m and a total height of 3.3m. No windows/openings are proposed.

Publicity / Consultations (Expiry date 08/09/2023)

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 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 institutions where there would otherwise be an adverse impact on the privacy of a neighbour.

It is noted the proposal will not project in front of the front elevation wall of the existing property, which has a staggered front elevation and will be a relatively modest size with a 1.2m projection. The proposal will also to be constructed from brick and roof tiles to match the existing property representing a sympathetic addition. A condition is recommended in respect of materials.

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.

The proposal due to its relatively modest dimensions will not result in significant overdominance, loss of outlook or overshadowing to neighbouring properties. The proposal due to the staggered front elevation, will be screened from view to the occupiers of no. no. 48 Hardie Drive. The proposal will be located 7.3m from the common boundary with no. 44 Hardie Drive which is considered to be sufficient distance to ensure no resultant loss of amenity.

No doors/windows are proposed within the front and side elevation of the extension and as such will not result in overlooking or loss of privacy to a neighbouring property.

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 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.

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

Existing and Proposed Plans Drg No 1 received 31/07/2023

Proposed Site and Roof Plan received 31/07/2023

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.

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:06/10/2023

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