DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0600/23/HFUL
Proposal: Construction of a single storey rear extension.
Location: 28 Ridley Grove
South Shields
NE34 6RN

Site Visit Made: 21/09/2023

Relevant policies/SPDs

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

Description of the site and of the proposals

28 Ridley Grove is a semi-detached bungalow which hosts a large rear/side garden and is located within a well-established residential area of South Shields.

Planning permission is sought for the construction of a single storey extension to the rear of the original offshoot to the rear elevation, matching the projection of an existing single storey rear extension, which also hosts a flat roof. The facing materials to be used for the development would match the existing dwelling.

Publicity / Consultations (Expiry date 21/09/2023)

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 and Impact on Visual Amenity

The facing materials and architectural detailing of the extension would match that of the host dwelling, conserving its character and appearance. Although the rear extension would host a flat roof, this is also considered to be acceptable as the exiting rear extension hosts a flat roof. Taking into account the footprint of the existing dwelling and size of the rear garden; the extension would appear as a subordinate addition and would not result in the overdevelopment of the site. Its position within the rear garden would also greatly limit its visibility when viewed from the public road.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and

would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Supplementary Planning Document 9: Householder Developments (SPD 9) makes clear that a reasonable outlook should be maintained from the habitable room windows of neighbouring properties. This generally means that an extension should not be so large and/or so close that it forms a very dominant feature when looking out from habitable rooms of a neighbouring property. Further guidance set out within SPD 9 states that any proposed extension should not result in the significant overshadowing of habitable windows of neighbouring properties over and above that of the existing situation. The overshadowing of outdoor spaces is given less weight than impact within the dwelling.

Although the proposed extension would have a projection of 5 metres, it would be set back by 2.5 metres from the shared boundary with the attached property of 26 Ridley Grove and match the same projection as the existing rear extension. The roof of the extension would also be flat measuring the same height as the existing single storey rear extension. The side elevation directly facing no. 26 would not host a window and therefore not creating a loss of privacy or overlooking.

The neighbours to the rear and side are located at a sufficient distance from the proposed rear extension.

Having regard to the position, projection and maximum height of the extension, it is judged that it would not cause unacceptable harm to the amenity of any neighbouring property, through a loss of outlook or light; and would not form a very dominant feature when viewed from any neighbouring habitable room window.

For these reasons, it is concluded that, on balance, the development would not result in material harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) as well as the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Conclusion

It is concluded that the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 ‘Householder Developments’, and the requirements of the NPPF.

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. 0 Received 08/08/23
Drg. No. 4 - Received 08/08/23
Drg. No. 5 - Received 08/08/23
Drg. No. 6 - Received 08/08/23
Drg. No. 7 - Received 08/08/23
Drg. No. 8 - Received 08/08/23

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 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: 10/10/2023

Authorised Signatory:
Date:

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