DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0665/23/HFUL
Proposal: Proposed demolition of existing conservatory & erection of rear ground floor Family room extension & first floor Bedroom / Bathroom extension. Proposed single storey Lobby / Living extension to front.
Location: 60 West Drive
Cleadon
SR6 7SJ

Site Visit Made: 18/10/2023

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for the demolition of the existing conservatory and the erection of two and single storey rear extension and a single storey front extension at 60 West Drive, Cleadon. The semi-detached property is located within a well-established residential area of Cleadon.

The proposed single storey rear extension would project 4m from the rear elevation of the main dwelling and host a flat roof which would match the projection and height of the attached neighbours (no. 58) single storey rear extension. The rear extension would be constructed along the side boundary shared with no. 58 and would be stepped in along the side (north west facing) elevation due to the angled curtilage. The first floor element of the rear extension would project 1.575m from the rear elevation of the main dwelling and be constructed along the side boundary shared with the attached neighbour and host a flat roof.

The proposed front extension would project 1.125m forward of the front elevation creating a lobby and extended living room.

The architectural style and facing materials of the development would match the host dwelling.

Publicity / Consultations (Expiry date 26/10/2023)

1) **Neighbour responses**
   None
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;
- Highway capacity and safety

Design and Impact on Visual Amenity

SPD 9 states that 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 front extension would project 1.575m from the front elevation of the main dwelling; which is a marginal increase and is considered to be an acceptable form of development.

The rear extension would not be visible from the public realm. It is considered that the proposed extension would have a neutral effect on the character and appearance of the street scene.

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

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

The adjacent property (no. 62 West Drive) is located north west of the applicant property and is located at an angle to no. 60 where the rear elevation faces towards the rear boundary of no. 60 and the front elevation faces away from no. 60. The proposed front extension at no. 60 would therefore not be visible from any habitable room windows at no. 62 and it is therefore considered that there would be no significant harm to the residential amenity of no. 62.

The side elevation of no. 62 hosts a first floor landing window and ground floor kitchen door/small window which is considered to be a secondary window as the rear elevation also hosts a large kitchen window located centrally within the elevation.

The proposed single storey element of the rear extension would be marginally larger than the existing conservatory it would replace and the side elevation facing no. 62 would also be stepped in due to the angled boundary. The first floor rear extension at no. 60 would project 1.575m from the rear elevation of the main dwelling and be set back 0.85m from the side boundary at its closest point. At first floor level the rear elevation at no. 62 hosts a bathroom window and a bedroom window, however the bedroom window is located on the far side. Consequently, the first floor rear extension would be set approximately 4.4m from the nearest habitable room window in the ground floor of the rear elevation and approximately 5m from the nearest habitable room window in the first floor of the rear elevation of no. 62

Taking the above in to account, and given the distances to the nearest habitable room windows in the rear elevation of no. 62, it is considered that the proposal would not adversely impact the amenities of no. 62 in terms of outlook, privacy, over dominance or overshadowing.

The proposed single storey rear extension at no. 60 would match the projection and height of the single storey rear extension at no. 58. The proposed first floor rear extension at no. 60 would project 1.575m from the rear elevation of the main dwelling and be constructed along the side boundary shared with no. 58. A 45 degree line from the centre of the neighbours first floor bedroom window has been drawn on the submitted plans showing that this line would not be impeded by the proposed first floor extension at no. 60. Furthermore the side elevation facing no. 58 would not host any windows. Therefore the proposal would not adversely impact the amenities of no. 58 in terms of loss of outlook or privacy, over dominance or overshadowing.

Neighbours to the front and rear of no. 60 West Drive are located at a far away enough distance to not be adversely impact by the proposal.

It is considered for the reasons elaborated above that the proposal would be acceptable in relation to the impact on the residential amenities of the occupiers of the neighbouring properties and in accordance with Policy DM1 criterion B of the Local Development Framework Development Management Policies and the associated SPD9.

Highway capacity and safety

The Transport Development Officer was not consulted on this application as the driveway would remain an acceptable length and width for a vehicle to be parked.

It is therefore judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), 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. NB23_18-02A - Existing and Proposed Site Plans - Received 14/09/2023
Drg. No. NB23_18-04A - Proposed Plans and Elevations - Received 14/09/2023

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 materials for the proposed extension hereby permitted shall be as those stated on the application form (received 14/09/2023). Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

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 NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at: https://www.gov.uk/party-wall-etc-act-1996-guidance

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 20/11/2023

Authorised Signatory: **Seán Gallagher**
Date: **21/11/2023**

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