DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0673/23/HFUL
Proposal: Single storey rear extension to provide a lounge dining area
Location: 49 Greenside Drift
South Shields
NE33 3ND

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 property is a terraced house located in South Shields. It includes a front garden and rear garden. It is part of an estate that includes properties of similar size and scale and constructed from brick with tiled roofs. To the southwest is 51 Greenside Drift and to the east is 47 Greenside Drift.

The proposal is for a single storey rear extension. The proposed rear extension would project 2.85m, have a width of 4.5m and a flat roof with roof lantern with a total height of 3.5m. It is to be constructed from red brick to match the existing house and a flat GRP roof.

It is noted the applicant property has permitted development rights removed and hence the requirement for planning permission.

Publicity / Consultations (Expiry date 25/10/2023)

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 3 metre projections 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.

The proposed extension would be constructed from materials to closely match those of the original dwelling, except for the flat roof and a condition is recommended in this regard.

The proposal, which would project 2.85m and have a height of 3.5m 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 proposed rear extension would not result in significant overdominance, loss of outlook, or overshadowing to no. 51 Greenside Drift due to their existing rear extension. Furthermore, it is considered that the proposal would not result in significant overdominance/loss of outlook or overshadowing to their existing side window due to the existing fence which is to be retained and no windows are proposed as part of the proposal to the side elevation. The proposal would not result in significant overdominance/loss of outlook or overshadowing to 47 Greenside Drift due to the modest projection and the set in from the boundary of 0.2m.

The proposed rear extension proposes bi-fold doors to the rear, but these would primarily look to the applicant's rear garden. To the rear of the property is shrubland with trees and located to the rear of that is a private access road and the proposed rear extension would be located 21m from the road.

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 does not currently include off street parking and it would be unreasonable to impose new requirements based on the nature of the proposals, and as such the proposal 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

Sheet No.2 received 14.09.23

Sheet No.3 received 14.09.23

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, with the exception of the roof, as detailed on Sheet No.2 received 14/09/2023

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 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:06/11/2023

Authorised Signatory: Helen Lynch
Date: 14/11/2023