DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0717/23/HFUL
Proposal: Single storey front porch and diningroom extension
Location: 26 Reynolds Avenue
South Shields
NE34 8JP

Site Visit Made: 21/11/2023

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 brick-and-tiled constructed semi-detached house located within South Shields. It includes a front garden and a rear garden. To the north of the applicant property are two apartments 22/24 (ground floor and first floor) on Reynolds Avenue. To the south of the property is 28 Reynolds Avenue, and to the east of the property is Saint Oswald's church.

The proposal is for a single-storey front porch and dining room extension. The proposal would project 1.35m from the property's principal elevation, have a width of 4.5m and a total height of 3.3m. It would be constructed from brick and a tiled roof to match the existing property. A front door and a window are proposed to the front and no windows are proposed in the side elevations.

Publicity / Consultations (Expiry date 13/11/2023)

1) **Neighbour responses**

None received.

2) **Other Consultee responses**

None received.

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 for front extensions the proposal for detached dwellings with large front gardens, the extent of the extension will be determined by the available space and upon the character of the existing property. 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 proposal would project 1.35m from the property's principal elevation and would be relatively modest in size and scale. The proposal would be constructed from matching materials further representing a sympathetic addition.

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 the relatively modest size and scale would not result in significant harm to 22/24 or 28 Reynolds Avenue and would be located 2.9m from the common boundary with 22/24 Reynolds Avenue and 1.25m from the common boundary with 28 Reynolds Avenue and so would not result in significant harm to the residential amenity of those properties.

The proposed window and front door would primarily look towards the applicant's front garden and wider streetscene. It is noted there are no properties located opposite the applicant's property. As such there would be no significant loss of privacy to any neighbouring properties.

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 applicant property does not currently include off-street parking and as such the proposal would not result in increased harm to street parking/highway safety 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 Plan Drg No.0790-4998-260 received 04.10.23

Proposed Site-Roof Plan received 04.10.23

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 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: 21/11/2023

Authorised Signatory: Seán Gallagher
Date: 22/11/2023

«END»