DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0727/23/HFUL
Proposal: Porch renovation to front elevation and rear orangery construction with raised terrace area.
Location: 15 North Avenue
South Shields
NE34 6AX

Site Visit Made: 23/11/2023

Relevant policies/SPDs

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

Description of the site and the proposals

Planning permission is sought for a porch renovation to the front elevation and a rear orangery with raised terrace area.

The applicant property is a large two-storey detached house located in a residential area of South Shields. The dwelling hosts a front porch and numerous rear extensions which includes a rear conservatory.

The proposal is to replace the materials of the existing porch to the front elevation. The existing rear orangery would be extended further in to the rear garden and the existing raised patio area would be increased in size.

Publicity / Consultations (Expiry date 21/11/2023)

1) **Neighbour responses**
None received.

2) **Other Consultee responses**
None received.

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 proposed materials for the front porch would be similar to the existing materials and would therefore have no adverse impact on the dwelling in terms of design and visual amenity.

The rear extension and patio would not be visible from the street scene along North Avenue and would have no adverse impact on the character and appearance of this street scene. Although the rear extension and patio would be raised 1.7m from ground floor level, they would still appear a subservient addition in relation to the main property. The proposed materials would also be considered acceptable.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

Residential Amenity

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

No. 7 Beatrice Gardens is located south west of no. 15 Central Avenue. The rear and side elevation of no. 7 does not directly face the rear elevation of the applicant property and the rear habitable room windows of no. 7 are located at least 14m away from where the proposed rear orangery would be situated.

The other adjacent neighbours are located a sufficient distance from the proposed development at no. 15.

Based on its size, scale and orientation; the proposal is not considered to give rise to any material harm to the amenities of any of the surrounding neighbours in terms of outlook, privacy, over dominance or overshadowing.

Conclusion

It is considered 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 National Planning Policy Framework.

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. 1323 07 - Proposed Floor Plans - received 12/10/2023
Drg. No. 1323 08 - Proposed Part Floor Plan and Roof Plan - received 12/10/2023
Drg. No. 1323 09 - Proposed Elevations Sheet 1 - received 12/10/2023
Drg. No. 1323 10 - Proposed Elevations Sheet 2 of 2 - received 12/10/2023
Drg. No. 1323 11 - Proposed 3D Imagery Drg No 1323 - received 12/10/2023
Drg. No. 1323 12 - Proposed Site Plan - received 12/10/2023

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 planning application form (received 09/05/2023) and drawing numbers 1323 - 07, 08, 09, 10, 11, 12. 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

Case officer: Emma Thomas
Signed: E. Thomas
Date: 07/12/2023

Authorised Signatory:
Date: