DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0743/23/HFUL
Proposal: Single storey rear kitchen extension with flat roof and rooflight. Replace existing cream dash render with smooth cream render to whole bungalow

Location: 7 Lisle Road
South Shields
NE34 6DQ

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 of the proposals

Planning permission is sought for a single storey rear kitchen extension with flat roof and rooflight at 7 Lisle Road, South Shields. Also included is the replacement of existing cream dash render with smooth cream render to the whole bungalow. The semi-detached bungalow is located within a residential area of South Shields.

The proposed rear extension would replace an existing rear porch and be attached to the side elevation of the rear offshoot. The extension would measure a width of 3.7m, measure a depth of 3.7m and the flat roof would measure 3.26m high with the addition of a roof lantern. The rear elevation would host 2 no windows and the side elevation would host French doors. The materials would be dark grey fiberglass roof, cream render and white upvc windows / doors to match the existing dwelling.

Publicity / Consultations (Expiry date 28/11/2023)

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

Design/Visual Amenity

The proposed rear extension would not be visible from the public domain along Lisle Road and would therefore not detrimentally impact the impact the character of the street scene. The design of the proposed development is considered to be of an appropriate scale and mass and the materials are considered to be acceptable. The proposed smooth cream render would replace existing pebbledash cream render and so would not adversely impact upon the visual amenity of the area. Therefore, it is considered that the proposal would accord with LDF Policy DM1 (A) and the objectives of SPD9.

Residential Amenity

The proposed rear extension would not be visible from any habitable room windows at no. 9 (the attached neighbour) and the existing garages at no. 5 and 7 would block the view of the proposed extension from no. 5. The neighbours to the rear are at a sufficient distance. Therefore it is not considered to adversely impact the attached and adjacent neighbours and would not result in a loss of amenity to these neighbouring properties through loss of outlook, privacy, light, over shadowing or over dominance.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

Summary

It is considered that, that this proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A and B), having regard to all other material planning considerations, including the design guidance in SPD9. The proposal is considered to be an acceptable form of development, subject to the inclusion of the suggested conditions.

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. 1 – Proposed Rear - Received 17/10/2023
Drg. No.0791-0689-147 - Existing and Proposed Rear – Received 17/10/2023
Proposed Site and Roof Plan - Received 17/10/2023

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 surfaces of the development hereby permitted shall be as stated on drawing no. 1 (received 17/10/2023). 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

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 19/12/2023

Authorised Signatory: Seán Gallagher
Date: 20/12/2023

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