DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0822/23/HFUL
Proposal: Replacement of existing lean to utility with new utility and bathroom.
Location: 10 Sunnirise
South Shields
NE34 8DN

Site Visit Made: 10/01/2024

Relevant policies/SPDs

1 DM1 - Management of Development

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site is a semi-detached bungalow located on the corner junction of 10 Sunnirise. It includes a front and rear garden with a detached garage located to the rear. To the south is 8 Sunnirise, to the north is Sunnirise public footpath/highway and to the east is 12 Sunnirise.

The proposal would involve the demolition of an existing lean-to utility and the construction of a new single-storey rear extension. The extension would project 3.6m, have a width of 4.5m and a total height of 2.93m. It would be constructed from render and a flat membrane roof. Patio doors and a window are proposed to the rear, with two windows located on the southern and northern elevations but would be obscurely glazed.

Publicity / Consultations (Expiry date 29/12/2023)

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 for, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community have 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 single-storey rear extensions that would extend beyond the rear wall of the original dwelling house by up to 4 metres in respect of detached houses or 3 metres in respect of semi-detached or terraced houses would 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 development would be highly visible from the public domain given the site's corner plot location. The proposal would project 3.6m which would be greater than the guidance suggests for rear extensions for semi-detached properties however due to its offset away from the common boundaries, and the presence of other similarly sized extensions in the area, the greater projection is deemed acceptable in terms of visual amenity. The proposal would have a flat roof which would contrast with the hipped roof of the host property but it is not considered that the contemporary design would result in such significant harm to the visual amenity of the area to warrant refusal. It would be constructed from matching materials further representing a sympathetic design.

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 would be located 8.8m from the northern boundary, 5m from the southern boundary and 8.8m from the eastern boundary and as such would not result in significant overdominance, loss of outlook or overshadowing to neighbouring properties.

French doors and a window are proposed to the rear elevation, but these would primarily look towards the host property's rear garden and not directly to neighbouring properties. The proposed windows to the side elevations due to them being obscurely glazed would not result in significant overlooking/loss of privacy to neighbouring properties.

The proposed southern elevation window would serve a store and would not serve a habitable room. The proposed window would look towards the neighbouring property, 8 Sunnirise, but would be located

approximately 4m from the common boundary. Moreover, the proposal would be located 7.78m from the closest window. It is noted that a bay window is located to the rear of 8 Sunnirise but this is located 3.57m to the west of the proposed southern elevation window and so it is not considered that the proposed window would result in significant harm.

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 would not impact the existing rear street driveway/detached garage and would not result in an unacceptable impact on highway safety or off-road vehicle parking and would be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

Recommendation

Grant 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

AMENDED Existing and Proposed Plans and Elevations Drg No 2023-001B received 05.01.24.

ST082223HFUL Existing and Proposed Site Plan Drg No 2023-002 received 27.11.23

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: 17/01/2024

Authorised Signatory: Seán Gallagher
Date: 18/01/2024

«END»