DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0836/23/HFUL
Proposal: Extend front ground floor roof canopy over garage and lounge, replacing existing porch with a new porch. Alterations to existing rear ground floor windows to provide sliding doors and new window/pitched glazed roof lantern
Location: 34 Meldon Avenue
South Shields
NE34 0EL

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 applicant's property is a two-storey detached house located within South Shields. It includes a driveway to the front and a rear garden. To the south is 36 Meldon Avenue and to the north is 32 Meldon Avenue. To the west is 25 Mitford Road. There is a single storey extension to the rear.

The proposal is for a front ground floor roof canopy over the garage and lounge, replacing the existing porch with a new porch. Alterations are also proposed to the existing rear extension's ground floor windows to provide sliding doors and new window/pitched glazed roof lantern.

The proposed extension to the front ground floor roof canopy over the garage and lounge would project 1.7m, have a width of 8.5m and a total height of 3.6m

The alterations to the existing rear ground floor windows would replace the existing fenestration with sliding doors and window with a new window glazed roof window.

Publicity / Consultations (Expiry date 02/01/2023)

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 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.

It is noted the proposed front extension would project greater than the guidance contained within SPD9 suggests however it is noted, taking into the context of the applicant property and that it is a detached house, it would not result in significant harm to the visual amenity of the streetscene or the wider area. As well it is noted that the neighbouring property, 32 Meldon Avenue, has an existing canopy design similar to the proposal and as such the proposal would not create significant visual harm due to the use of matching materials and that a neighbouring property already has an existing canopy design.

The proposed fenestration changes would be located to the rear and would be relatively minor alterations and would not result in significant harm to the visual amenity of the area.

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 proposed front extension would project a maximum of 1.68 m but would be located 0.8m from the common boundary with 36 Meldon Avenue and 1.2m from the common boundary with 32 Meldon Avenue and as such, given the limited projection and distances from the boundaries, would not result in significant harm in terms of overdominance, loss of outlook or overshadowing to neighbouring properties

The proposed front extension would not result in significant overlooking or loss of privacy from the front extension as the new front doors and windows would primarily look to the application site's front driveway and the wider streetscene and not directly towards neighbouring properties. There would be a window in the side elevation of the porch which would face the shared boundary with No. 36 however given the distance of 4.3m to this boundary and given that the window would not directly face any of No. 36's windows, it is not considered that there would be any loss of privacy to No. 36.

The new proposed sliding doors and window to the rear would primarily look towards the applicant's rear garden and not neighbouring properties and as such would not result in significant overlooking or loss of privacy.

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 reduce driveway length or the amount of available on site car parking and as such 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.

Conclusion

In conclusion, the proposed development is considered to be acceptable and would comply with all relevant local and national planning policies. The application is recommended for approval.

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 Plans Drg No 0793-9543-499 received 28.11.23
Existing Site and Roof Plan received 28.11.23
Proposed Ground Floor Plan and Front Elevation Drg No 1 28.11.23
Proposed Rear Elevation Drg No 2 received 28.11.23
Proposed Site and Roof Plan received 28.11.23

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: 23/01/2024

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