DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0874/23/HFUL
Proposal: Proposed two-storey side extension and a single storey rear extension.
Location: 24 Claudius Court
South Shields
NE33 2DF

Site Visit Made: 30/01/2024

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for a proposed two-storey side extension and a single storey rear at 24 Claudius Court, South Shields.

The proposed side extension would match the same height and depth as the existing dwelling and would measure 3m wide. The proposed rear extension would project 3m from the rear elevation of the main dwelling, would measure a width of 6.519m and host a flat roof.

Application details state that the proposed walls, roof tiles and windows/doors would match the existing dwelling. The proposed front porch and below the front bay window would be constructed with reclaimed facing brick. The proposed materials would match the existing dwelling.

Following discussion with the agent, the red line boundary was amended as it originally included a section of land which was not owned by the applicants. In accordance with the council's Statement of Community Involvement, the neighbours were re-notified.

Publicity / Consultations (Expiry - 20/02/2024)

1) Neighbour responses

None received

2) Other Consultee responses

Tyne & Wear County Archaeology –
The application site is located within the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site Buffer Zone (https://historicengland.org.uk/listing/the-list/list-entry/1000098). It lies directly within the location of the ancillary settlement, or vicus (HER 891), associated with the Arbeia Roman Fort (HER 914) to the northwest. In addition, the application site lies between the Fort (HER 914) and the cemetery sites to the south (HER 902 and HER 903).

While there have been archaeological remains identified in the vicinity, in considering the scope of the proposed application, it is considered unlikely that there will be impact to any in-situ remains associated with the vicus (HER 891). As a result, no archaeological work will be required for this application.

Assessment

The main issues relevant to the determination of this application are:

- Design and visual impact; and
- Impact on residential amenity

Design and Visual Impact

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.

The works comprise the construction of a two storey extension to the side of the dwelling. Two-storey side extensions can create a terracing effect within the street scene and give rise to inappropriate design. To achieve the desired subordinate appearance and to minimise any terracing effect, SPD 9 advises that a two-storey side extension on a semi-detached property should:

- retain a minimum 1m offset between the extension and the side boundary of the application site;
- provide a minimum 1m set-back between the front wall of the upper storey extension and the main front wall of the house;
- provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling.

SPD 9 is clear that site-specific circumstances of the property will always be taken into account however; and may allow for development opportunities beyond the guidelines set out in this document.

Consideration must be given to the width of the proposed side-extension in relation to the existing property. Side extensions which are excessively wide can undermine the character of the street and of the existing property. To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage, whichever is the greater. In this instance the proposed side extension would measure 3m wide, which is less than half the width of the existing original dwelling (6.519m).

The proposal would see the two storey side extension match the height and depth of the existing dwelling and be constructed along the side boundary.

However, part 7.4 of SPD9 states that the council recognises that the above guidance may not be suitable in all situations and that the design and suitability of an extension is dependent upon the site-specific circumstances, the need to protect residential and visual amenity and to achieve a design that respects the scale, character and appearance of the dwelling and its neighbourhood, having regard to the general principles set out in Section 3. In some cases the above guidance may be relaxed if two or more of the following criteria exist:

- there is a marked stagger in the building line between the dwelling and the affected neighbour;
- the dwelling to be extended is of a substantially different type, scale and massing to the adjacent dwelling;
- the adjacent property is incapable of being extended in the same direction; and
- there is a significant difference in ground levels between the dwellings to be extended and the affected neighbour.

In this case no. 24 Claudius Court is an end terrace property and the front elevations of the adjacent neighbours are located over 20m away with a car parking and grassed area in-between.

As the terrace is located on a slight incline, each property along the terrace drops in height as it moves towards no. 24. The proposed two storey side extension is proposed to match the height of the existing dwelling. It was initially considered to request the roof line to be dropped in height to match the terrace however consideration was given to the fact that the side extension would be less than half the width of the existing dwelling and would create a very narrow addition which may appear to be a separate dwelling.

When combining these factors and that the materials would also match the existing property, it is judged that the design of the two storey side extension achieves a design that respects the scale, character and appearance of the dwelling and its neighbourhood.

The proposed single storey rear extension would be visible from the public domain along Morton Walk. Although it is proposed to host a flat roof, a number of these dwellings host flat roof outbuildings; therefore the proposed rear extension would not adversely impact the appearance of the host dwelling, row of terraces or the wider street scene.

It is considered that in this context the proposed development would be of an acceptable scale and design in relation to the existing dwelling, and would appropriately assimilate into the street scene. It is considered that in this context, the proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials.

On balance, it is considered that the proposal would convey sufficiently sensitive consideration of its surroundings and would accord with LDF Policy DM1 (A) and the objectives/design principles set out in SPD9.

Impact on Residential Amenity

Given the nature of the proposal it is considered that it would have no unacceptable impact on residential amenity in relation to privacy, outlook and over dominance, or overshadowing. It would therefore accord with adopted South Tyneside LDF Development Management Policy DM1 (B) and the associated SPD9 Householder Developments' in relation to impact on residential amenity.

Other Matters

The Tyne and Wear County Archaeologist was consulted on this application due to the distance from the Arbeia Roman Fort site. They have confirmed that no archaeological work will be required for this application.

Summary

For the reasons articulated above, it is considered that the proposal would accord with development plan policy, and so it is an acceptable form of development.

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. 3117-04 - Proposed Elevations - Received 06/02/2024
- Drg. No. 3332-03 - Proposed Plans - Received 06/02/2024
- Drg. No. 3117-00 - Site Location and Block Plan - Received 06/02/2024

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: Emma Thomas
Signed: E.Thomas
Date: 29/02/2024

Authorised Signatory: Seán Gallagher
Date: 01/03/2024