DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0021/24/HFUL
Proposal: Single storey rear extension and removal of existing kitchen window to side elevation.
Location: 24 Montrose Crescent
Hebburn
NE31 1TF

Site Visit Made: 27.02.2024

Relevant policies/SPDs

1 DM1 - Management of Development

2 SPD9 - Householder Developments

Description of the site and of the proposals

The applicant property is a semi-detached brick and tiled constructed property located in Hebburn. It includes a front and rear garden. The attached property to the east is 25 Montrose Crescent and to the west is 23 Montrose Crescent.

The proposal is for an extension to the rear of the property. The proposal would be located within the existing rear garden and project 3m, have a width of 5m and have a total height of 3.2m. The proposal would be constructed from brick and roof tiles to match the existing property. The proposal would include patio doors and rear windows.

Publicity / Consultations (Expiry date 09/02/2024)

1) **Neighbour responses**

None received.

2) **Other Consultee responses**

None received.

Assessment

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.

LDF Policy DM1 seeks to preserve the visual amenity of the area (limb A) and the residential amenity of neighbouring properties (limb B), whilst Supplementary Planning Document 9 provides guidance for householder developments. Having regard to the design, scale, massing and relationship with neighbouring properties of the proposed development, it is considered that it would not give rise to significant harm to the visual amenity of the area or the residential amenity of any neighbouring properties.

In conclusion, and having regard for all of the above, it is considered that the proposal would have an acceptable impact upon the residential and visual amenity of the area. It is considered that the proposal complies with all relevant local and national planning policy and the application is therefore 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

Proposed Elevations Drg No 05 Rev B received 10.01.24
Proposed Floor Plans Drg No 04 Rev B received 10.01.24
Proposed Site Plan and Roof Plan Drg No 06 Rev B received 10.01.24

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: 28/02/2024

Authorised Signatory: Seán Gallagher
Date: 05/03/2024

«END»