DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0034/24/HFUL
Proposal: Single storey side / front extension.
Location: 50 The Ridgeway
South Shields
NE34 8BJ

Site Visit Made: 30/01/2024

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 to construct a single storey extension to the front and side at 50 The Ridgeway, South Shields. The application property is a semi-detached dwelling located within a residential area of South Shields.

Publicity / Consultations (Expiry date 13/02/2024)

1) **Neighbour responses**
None received.

2) **Other Consultee responses**
N/A

Assessment

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

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity

Design / visual amenity

SPD 9 guidance advises that front extensions should not normally project forward from the original dwelling by more than 1.4m 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. In this case the proposed porch extension would project 1.2m forward of the front elevation of the main dwelling and would appear subordinate to the main dwelling.

The proposed side extension would project 4m from the side elevation of the main dwelling, which is more than half the width of the main dwelling, however due to the 5.2m set back from the side boundary and matching materials, the side extension would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is therefore considered to be acceptable in terms of its design and also local visual amenity.

A condition is suggested with regards to the materials of the proposed extension being of a similar appearance to those used in the host dwelling. Having regard to the above, the proposal would have no significant harm to the visual amenity of the area.

Impact on residential amenity

The proposal would not harm the amenities of the neighbours to the north, east or south due to the level of spacing between them and those neighbours. In terms of the attached neighbour to the west (48 The Ridgeway), the proposed front porch would be set back 3.6m from the side boundary which is a sufficient distance to ensure there would be no harm to the residential amenity of that property.

The side elevation of the extension facing no. 48 would host a side window, however due to the set back from the side boundary and the location of the window within the side elevation, this is also considered to be acceptable. As such no adverse amenity, privacy or overshadowing effects would occur to this neighbour.

The extension would be set 5.2m from the boundary with No. 52 and so given this separation distance there would be no adverse impacts in terms of overshadowing, overdominance, loss of light or loss of outlook. There would be a window in the side elevation facing towards No. 52 however views towards that property from the window would be obscured by No. 52's garage which is set upon the shared boundary. Consequently there would be no significant loss of privacy to No. 52.

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).

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. 01 - Existing and Proposed Plans - Received 18/01/2024
- Drg. No. 02 - Existing and Proposed Elevations - Received 18/01/2024

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. 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: E. Thomas
Date: 05/03/2024

Authorised Signatory: Seán Gallagher
Date: 12/03/2024

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