DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0105/24/HFUL
Proposal: Replace existing single storey side utility room and install roof lantern to existing flat roof. Install new side window.
Location: 277 Mortimer Road
South Shields
NE34 0DR

Site Visit Made: 15/03/2024

Relevant policies/SPDs

LDF
1 DM1 - Management of Development (A, and B)
2 SPD9 - Householder Developments

Emerging Local Plan
1 Policy SP1: presumption in favour of Sustainable Development
2 Policy 47: Design Principles

The NPPF is also relevant.

Description of the site and of the proposals

Planning permission is sought for the replacement of the existing single storey side utility room and the installation of a roof lantern to the existing flat roof at 277 Mortimer Road. Also proposed is the installation of a new side window.

The semi-detached property is located on a corner plot between Mortimer Road and Stanton Avenue within a residential area of South Shields.

Publicity / Consultations (Expiry date - 18/03/2024)

1) **Neighbour responses**
None received

2) **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

The existing utility room located to the rear of the side elevation garage is not visible from the public domain along Mortimer Road. The proposed changes would increase the height of the utility and would be visible from the public domain, however as it would be such a minimal height increase it is not considered that it would adversely impact the street scene. The proposed roof lantern and window alterations would also not be visible from the street scene.

The proposed materials are also considered to be acceptable. The proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is 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 and in this respect the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

The adjacent neighbour (no. 279 Mortimer Road) is located south of the applicant property and hosts a garage along the side elevation shared with no. 279 and a rear extension. As the utility room already exists along the side boundary and the proposed amendments to the utility room are minor, it is considered that there would be no adverse impact on the adjacent neighbour in terms of loss of amenity to the adjacent neighbour through loss of outlook, privacy, light, over shadowing or over dominance.

The attached neighbour (no. 12 Stanton Avenue) is located north of the applicant property. The proposed works to no. 277 would not be constructed any closer towards the attached neighbour than the existing development. A large window is proposed along the existing side elevation of the rear extension facing no. 12 however this elevation is set back 3.2m from the side boundary. Therefore the proposal would not result in a loss of amenity to the adjacent neighbour through loss of outlook, privacy, light, over shadowing or over dominance.

The neighbours to the rear are located at a sufficient distance to ensure that there would be no significant harm to their residential amenity.

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. 1 - Existing and Proposed Site Plan and Location Plan – Received 16/02/2024
- Drg. No. 3 - Proposed Plan – Received 16/02/2024
- Drg. No. 4 - Existing and Proposed Elevations – Received 16/02/2024

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 as specified on the application form (received 16/02/2024).

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with adopted 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

2 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:
https://www.gov.uk/party-wall-etc-act-1996-guidance

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 22/03/2024

Authorised Signatory: Seán Gallagher
Date:27/03/2024

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