South Tyneside Council

Reference:	ST/0239/24/HFUL
Location:	20 Sunniside Drive South Shields NE34 8DH
Ward:	Cleadon Park
Description:	Single Storey Rear and Side Extension
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Summary of Consultation Responses

No consultees required.

Summary of Representations

No responses received.

Relevant planning policy

The following policies are relevant to this application:

Local Development Framework

- LDF Policy DM1 - Management of Development
- Core Strategy: EA3 - Biodiversity and Geodiversity

South Tyneside Local Plan – Emerging Policy

- LP Policy SP1 - Presumption in favour of Sustainable Development
- LP Policy 1 - Promoting healthy communities
- Policy SP 21 - Natural Environment
- LP Policy 47 - Design Principles

The following SPDs are relevant for this application:

- Supplementary Planning Document 9 – Householder Development

Assessment

A Regulation 19 version of the South Tyneside Local Plan was recently subject to consultation from 15/01/2024 to 03/03/2024 and this marked the second of two statutory consultation periods in the plan-marking process. While the draft Local Plan is now at a more advanced stage of preparation, with the Regulation 19 consultation completed, the extent to which there are unresolved objections to particular policies is currently being assessed and therefore only very limited weight can be afforded to policies in the emerging local plan at the current time having regard to paragraph 48 of the NPPF. As such, any relevant emerging local plan policies that were listed earlier in this report are not appraised in detail in the assessment set out below.

The application seeks consent for a single storey rear / side extension to create a third bedroom within the property, with a new ensuite. The application property is a semi-detached bungalow situated within the built-up residential area of South Shields.

The extension is a small in-fill at the rear of the property that would be attached to another later extension. As a result, the extension has been designed with a flat roof to attached to this part of the building. Whilst a flat roof does not reflect the form of the original building, in this instance it is considered it would not result in an unacceptable form of development. The proposed side extension would extend beyond the existing side elevation of the dwelling, resulting in an element of the flat roof extension being visible from the street scene. However, the extension would be set back from the main front elevation, being located towards the rear and would therefore be set back a sufficient distance from the public domain to ensure no unacceptable negative impact on the visual amenity of the site.

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.

LDF Policy DM1 (G) seeks to preserve highway safety and Supplementary Planning Document 6 sets out car parking standards. It is considered that the development would provide sufficient on site parking and that there would be no significant harm to highway safety.

Conclusion

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, and highway safety. 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

Drg No. S78a Existing and Proposed Floor Plans – received 12.04.2024
Drg No. S78b Proposed Elevations – received 12.04.2024
Drg No. S78c Existing and Proposed Roof Plan – received 12.04.2024
Drg No. S78e Proposed Site Plan – received 12.04.2024

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 materials for the extension hereby permitted shall be those as stated within the application form, received 12.04.2024.

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

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: Casey Scott

Signed: C.Scott

Date: 30.05.2024

Authorised Signatory: Helen Lynch

Date: 04-06-2024