

RECOMMENDATION REPORT

Application No: 20/00197/FULH

Printed: 29 April 2020

Date Authorised to proceed:

Author: Will Laing
Date valid: 5 March 2020

☎: 0191 643 6320
Decision: Delegated Decision

Target decision date: 30 April 2020

Type:
Ward: Valley

Date of Site Visit:

Application type: Householder Full application

Location: 7 Acorn Lane Shiremoor Newcastle Upon Tyne NE27 0GE

Proposal: Construction of external porch to front of property - external measurements of 3m wide and 1.5m in depth

Applicant: Mr Martin Rankin, 7 Acorn Lane Shiremoor Newcastle Upon Tyne NE27 0GE

RECOMMENDATION: Application Permitted

INFORMATION

Description of the Site

This application refers to a modern, south-facing detached dwelling situated on the periphery of a modern residential area of Shiremoor. The site has residential properties to the north and northwest with a mixed use area to the south and southwest which has a local amenities and a petrol filling station.

The application site is located with no.8 to the northeast and no.6 to the southwest, with a detached garage in the rear garden.

Description of the Proposal

This application seeks full planning permission for the erection of a single storey front extension (porch).

The proposed extension would be 2.95m wide, projecting 1.57m from the front elevation and would be 3.52m high with a dual pitched, gable end roof.

The proposal would be located in the centre of the front elevation and would contain a door and 2No windows in the front elevation and a single window in the northeast elevation.

Relevant Planning History

None.

Development Plan

North Tyneside Local Plan 2017

Government Policy

National Planning Policy Framework (February 2019)

Planning Practice Guidance (As amended)

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

Consultations/representations

None.

PLANNING OFFICERS REPORT

Main Issues

The main issues with this application are as follows:

- Residential Amenity
- Character and Appearance

Residential Amenity

Policy S1.4 seeks to ensure that development is acceptable in terms of its impact upon local amenity for new or existing residents.

Policy DM6.1 of the Local Plan sets out the design criteria for development within North Tyneside. This policy seeks to ensure that development has sufficient car parking that is well integrated into the layout and that development has a good standard of amenity for existing and future residents and users of buildings and spaces.

Policy DM6.2 of the North Tyneside Local Plan states that, amongst other matters, when assessing applications for extending buildings the Council will consider the implications for amenity on adjacent properties and land such as outlook, loss of light or privacy.

The proposed extension is set to the centre of the front elevation of a large detached dwelling. The proposed porch extension would have a limited projection and would be set 3.8m away from the northeast boundary and 3m away from the southwest boundary. As such the proposal would not have a detrimental impact on the light or outlook of the neighbouring dwellings.

It is acknowledged that there is a window in the northeast elevation of the proposed porch, however, given the uniform building line and the 3.8m separation distance, the proposed porch would not have a significant impact on the privacy amenities of the neighbouring dwellings.

Character and Appearance

Policy DM6.1 stipulates that development should have positive relationship to neighbouring buildings and spaces.

Policy DM6.2 of the North Tyneside Local Plan states that, amongst other matters, when assessing applications for extending buildings the Council will consider:

- b. The location of the extension in relation to the street scene;
- e. The effect that the extension will have on the existing property and whether it enhances the overall design; and
- f. The form, scale and layout of existing built structures near the site.

The Council's 'Design Quality' SPD (May 2018) applies to all planning applications that involve building works. It states that extensions must offer a high quality of design that will sustain, enhance and preserve the quality of the built and natural environment. The SPD further states that extensions should complement the form and character of the original building.

The proposed porch would be sited on the principle elevation of a large detached dwelling, as such the proposed 3m wide porch does remain in keeping with the size and scale of the host dwelling. There is a similar porch extension at no.9 Acorn Lane.

Having regard to the above, the proposal is considered to remain in keeping with the character and appearance of the main dwelling and the surrounding area. As such the proposal is deemed to comply with policies DM6.1 and DM6.2 of the North Tyneside Local Plan 2017 and the Design Quality SPD.

Conclusion

The proposed porch would not have a significant impact on the residential amenity of the neighbouring dwelling, and the proposal would remain in keeping with the character and appearance of the surrounding area.

Having regard to the above, the proposal is deemed to comply with the relevant national and local planning policies. As such it is officer recommendation that planning permission be granted.

RECOMMENDATION: Application Permitted

Conditions/Reasons:

1. The development to which the permission relates shall be carried out in complete accordance with the approved plans and specifications. For the avoidance of doubt the approved plans are as follows:

- R966-01: Existing and Proposed Plans - Porch Extension (submitted 09.02.2020)

- R966-02: Site Plan - Proposed Porch Extension (submitted 11.03.2020)

Reason: To ensure that the development as carried out does not vary from the approved plans.

2 Standard Time Limit 3 Years FUL

MAN02

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraph 38 of the National Planning Policy Framework.