

**Committee Report**

<b>Application No:</b>	<b>DC/22/00170/HHA</b>
<b>Case Officer</b>	<b>Sarah Howard</b>
<b>Date Application Valid</b>	<b>17 February 2022</b>
<b>Applicant</b>	<b>Ian Thorogood</b>
<b>Site:</b>	<b>Glenhaven 8 Birch Avenue Heworth Felling Gateshead NE10 8UX</b>
<b>Ward:</b>	<b>Pelaw And Heworth</b>
<b>Proposal:</b>	<b>Single storey infill extension to rear, remove existing hipped roof to sunroom and replace with flat roof (as amended 10.04.22)</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Householder Application</b>

**1.0 The Application:**

- 1.1 The site of the application relates to a south facing semi detached property in the ward of Pelaw and Heworth.
- 1.2 No.9 Birch Avenue is sited to the west of the host dwelling and No.7 is located to the east. At the rear of the host dwelling there is a garden, and further north there are gardens relating to neighbouring dwellings at 2 Laburnum Avenue and 45 Sunderland Road.
- 1.3 **DESCRIPTION OF THE APPLICATION**  
The application proposed the construction of a single storey rear extension. This extension would attach onto the side of an existing extension. The extension would have a width of 7.6 metres and a depth of 3.3 metres. It would have a flat roof with a roof height of 3.2 metres.
- 1.4 The existing lean to pitched roof of the existing extension would also be removed, and this would be replaced with a flat roof of the same height as the proposed new extension.
- 1.5 **PLANNING HISTORY**  
None.

**2.0 Consultation Responses:**

None received.

**3.0 Representations:**

3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.

3.2 No representations received

#### **4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP24 Design Quality

HAESPD Householder Alterations- Extensions SPD

#### **5.0 Assessment of the Proposal:**

5.1 The key considerations to be taken into account when assessing this planning application are set out below:

##### **5.2 IMPACT ON STREET SCENE**

The application proposes an extension to the side of an existing single storey extension at the host dwelling. The extension would have a flat roof with a roof light above and would be constructed of matching materials to the host dwelling. It is considered that the scale and massing of the proposed extension would be in keeping with the massing and design of the host dwelling, to ensure that the extension would have an acceptable impact on the character and appearance of the host dwelling and the street scene.

5.3 It is considered that the development is in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead

##### **5.4 HIGHWAY IMPACTS**

The proposal would not have an unacceptable impact on highway capacity, highway safety or parking provision. It is therefore considered that the proposal complies with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

##### **5.5 RESIDENTIAL AMENITY**

The proposed extension would be of matching depth to the existing extension to the rear corner of the dwelling. This extension would infill a section at the rear of the property and adjoin to the existing extension. A gap of 4.3 metres between the flank elevation of the extension and the neighbours at No.7 Birch Avenue would be retained. Considering the 3.3 metre depth of the proposed extension and siting of the proposed rear extension in relation to the siting of neighbouring habitable room windows at No.7 Birch Avenue, the proposed extension would not project beyond a 45 degree line plotted from the centre point of that neighbours' window. No side facing windows are proposed which would face towards the boundary with that neighbour. This would mean that the proposed extension would not have a harmful impact on the amount of light, outlook or privacy of the neighbour.

5.6 The siting of the extension in relation to the neighbours at No.9 Birch Avenue would be 3.8m off the boundary. Considering the orientation of the neighbouring dwelling in relation to the siting of the host dwelling and the extension this would ensure that the extension would not harmfully impact on the light, outlook or privacy of that neighbour.

5.7 It is considered that the proposed development would provide an acceptable standard of amenity for neighbouring and proposed occupiers, having regard to light, outlook and privacy. Therefore, it is considered that the proposal is in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

## **6.0 CONCLUSION**

6.1 Taking all the relevant planning policies into account along with all other material planning considerations, it is recommended that planning permission be granted, subject to conditions.

## **7.0 Recommendation:**

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -  
Proposed plans 1:100, proposed block plan 1:500, location plan 1:1250  
(as amended 10.04.22)

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

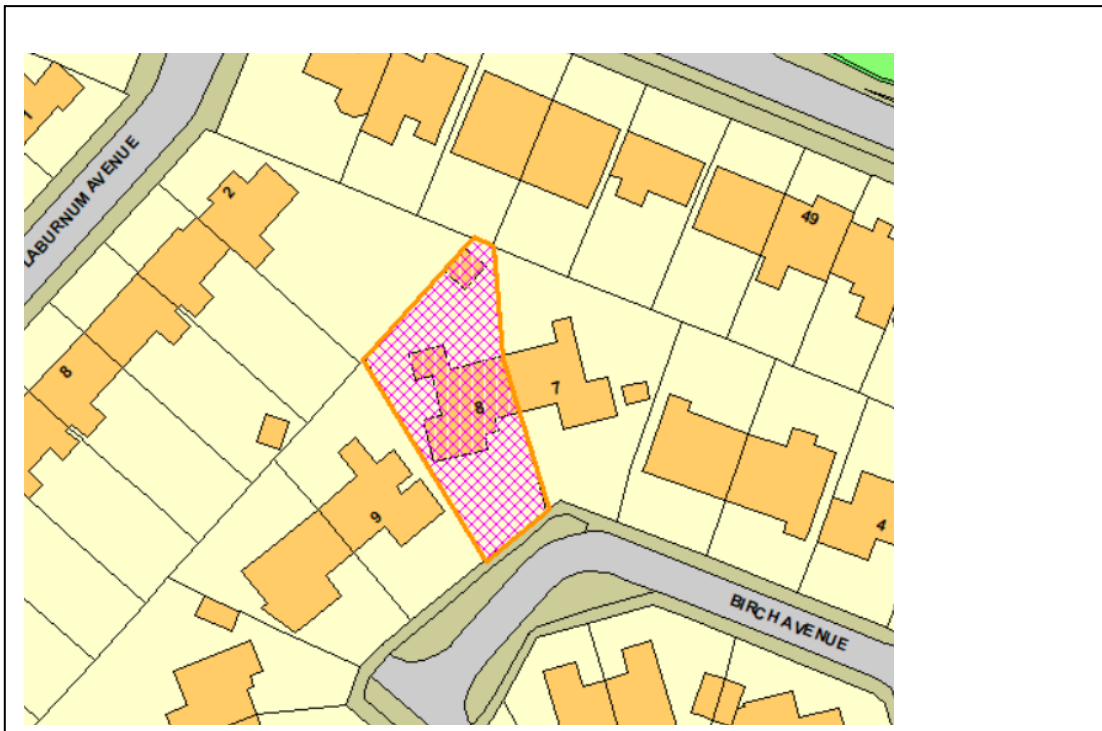
To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

All external surfaces shall be completed in materials to match those of the existing building.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF and policies CS14, CS15 and MSGP24 of the Local Plan for Gateshead



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