

<p>NUMBER OF REPRESENTATION</p> <p>NONE</p>
<p>HAVE PD RIGHTS BEEN REMOVED</p> <p>NO</p>

20/02403/FUL

DEVELOPMENT CONTROL SECTION

RECORD OF DECISION MADE UNDER DELEGATED POWERS

Proposal: : Erection of a single storey side extension to form an extended kitchen and cloakroom.

Location 3 Mayswood Road, Fulwell, Sunderland, SR6 9JA

Date App. Valid 21.12.2020

**Date of Site Visit
Photos Taken**

Paragraph of Delegation Scheme Relied Upon:-

029

IS THIS A CONFIDENTIAL MATTER AS REFERRED TO IN PARAGRAPH 7 OF THE GUIDANCE
YES/NO

CASE OFFICER:-

Development Management

Signature.....JWR.....11 February 2021

Target Date for Decision 15.02.2021

Revised Target Date following time extension agreement:

DCLG Code: Non Major - Household Development

Nature of Decision Made	Approved
Authorising Officer (Circle Initials)	
TS/ VR/AJ/DPE/ABR	<p>Signature  .Date 12/02/2021</p>

Planning History

20/02403/FUL Erection of a single storey side extension to form an extended kitchen and cloakroom.

Constraints:-

Defence Estates Safeguarding M
Smoke Control Area

Policies

EN_10_Proposals for unallocated sites to be compatible with the neighbourhood
BH1
ST2

Type of publicity:

Neighbour Notifications

Consultees:

Cllr Bob Francis
Cllr George Howe
Cllr James Doyle
Network Management

Neighbour Consultations:

18 Mayswood Road Sunderland SR6 9JA
20 Mayswood Road Sunderland SR6 9JA
24 Prengarth Avenue Sunderland SR6 9HX
22 Prengarth Avenue Sunderland SR6 9HX
20 Prengarth Avenue Sunderland SR6 9HX
1 Mayswood Road Sunderland SR6 9JA
2 Melbury Court Sunderland SR6 9HZ

Final Date for Receipt of Representations: **21.01.2021**

Reason for decision

SITE AND SURROUNDINGS

The site relates to a 2 storey semi detached property which faces north in a predominantly residential area.

PROPOSAL

The proposal intends to erect a single storey side extension to provide a cloakroom and

kitchen/dining room extension to the side of the dwelling. The extension would measure 1.9 metres wide and extend up to the existing front and rear elevations of the host property. The roof would be a tiled, monopitch design up to a maximum height of 3.3 metres. There is a small gap of approximately 300mm to the common boundary.

REPRESENTATIONS

None received

PRINCIPAL OF DEVELOPMENT

The site is subject to policy EN10, which dictates that, where the UDP does not indicate any proposals for change, the existing pattern of land use is intended to remain. In this regard, the surrounding land use is predominantly residential and as such, the extension, being residential in nature reflects the existing pattern of land use.

National planning guidance is provided by the National Planning Policy Framework (NPPF) (as amended), which requires the planning system to contribute to the achievement of sustainable development. To this end Paragraph 124 sets out that good design is a key aspect of sustainable development, creating better places in which to live and work. Paragraph 127 meanwhile requires that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and should offer a high standard of amenity for existing and future users. Finally, Paragraph 130 states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The Core Strategy Development Plan recently replaced some policies of the Unitary Development Plan. Policy BH1 of the Core Strategy Development Plan (CSDP) states that high quality design and positive improvement, development should create places which have a clear function, character and identity based upon a robust understanding of local context, constraints and distinctiveness.

It also states that development should be of a scale, massing, layout, appearance and setting which respects and enhances the positive qualities of nearby properties and the locality. The proposal would have one window in the front and a door in the rear elevation, there are no side windows and as such it is not considered that it would lead to any adverse impact to the amenity of the adjacent properties in compliance with Policy BH1 of the CSDP

DESIGN, SITING AND APPEARANCE

Section 7.3 of the adopted Household Alterations and Extensions (SPD) recommends that any extension should be designed to maintain the character of the existing property and the street scene. It should have minimal impact upon the residential amenity of adjacent properties and be designed with a ridgeline lower than the host property. It should incorporate a roof slope and shape that matches the existing dwelling and a width no more than 50% of the overall width of the original dwelling house.

The proposed extension is less than 50% width of the host property, has roof pitch and materials to match and as such would meet the requirements of Section 7.3 of the SPD in this respect.

HIGHWAY ISSUES

Policy ST2 of the Core Strategy states that proposed development should retain off street parking in the interests of highway safety.

The Council's Transportation Engineers have offered no objections and as such the proposal would therefore be considered to comply with Policy ST2 in this respect.

CONCLUSION

The proposal is in accordance with relevant SPD guidelines, UDP/CSDP policies and NPPF. It is considered to be acceptable and is recommended for approval subject to the following conditions.

Equality Act 2010 - 149 Public Sector Equality Duty

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/proposal due regard has been given to the following relevant protected characteristics:-

- o age;
- o disability;
- o gender reassignment;
- o pregnancy and maternity;
- o race;
- o religion or belief;
- o sex;
- o sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to?

- (a)tackle prejudice, and
- (b)promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

Nature of Decision Made Approved

Conditions/Reasons for Refusal

Conditions:

- 1 The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.
- 2 The development hereby granted permission shall be carried out in full accordance with the following approved plans:
 - Existing site /floor plans and elevations received on 21.12.20
 - Proposed site/floor plans and elevations received on 21.12.20
 - Location plans

In order to ensure that the completed development accords with the scheme approved and to comply with policy BH1 of the Core Strategy and Development Plan.

- 3 Notwithstanding any indication of materials which may have been given in the application; the external materials to be used, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority first agrees any variation in writing; in the interests of visual amenity and to comply with policy BH1 of the Core Strategy and Development Plan.

Informatives

NOTE 1

The condition requiring the development to be carried out in accordance with the approved plans has been imposed so that minor material amendments and non-material amendments can be made to the scheme, after the issue of this permission, by application under s73 or s96A of the Town and Country Planning Act 1990 (as amended) respectively. Where proposed amendments to the approved development are substantial and fundamentally change the scheme a new full application will need to be submitted to the Local Planning Authority.

NOTE 2

In dealing with the application the Council has worked with the applicant in a positive and proactive manner and has implemented the requirement detailed in paragraph 38 of the National Planning Policy Framework.

END OF DOCUMENT