

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0831/17/HFUL

Proposal: Loft conversion with new pitched roof dormer window with 2no. rooflights to front and 2no. rooflights to rear.

Location: 3 Bellona Close
Hebburn
NE31 1FF

Site Visit Made: 27/09/17

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application proposes to install a dormer extension to the rear of a two-storey detached property at 3 Bellona Close, Hebburn, and to install two new rooflights in the front roof slope, and two in the rear roof slope. The site is located in a modern residential area just off Hedgeley Road. The area is characterised by modern detached and terraced properties, brick built, with tile roofs, which display a variation in their design, but a consistent overall character. Many of these properties have narrow pitched roof dormer windows within the front elevations, and these dormers are uniform in their design. The front of the property is located within the street scene of Bellona Close, and the property also backs on to a cul-de-sac at Troilus Gardens.

Ordinarily, a dormer of the size proposed, located on the rear slope, would benefit from permitted development rights under Part 1 Class B of the current GPDO, and the rooflights under Part 1 Class C. Planning permission is required for these works, as permitted development rights (Part 1 A-G & Part 2 A-C of the 1995 GPDO, and subsequent replacement orders) were withdrawn when planning permission (ST/3766/06/FUL) was granted for the erection of this dwelling and surrounding properties, in the interests of visual and residential amenity.

The plans being considered are a revised proposal, with the dormer having been reduced in scale from the plans originally submitted, following discussions between officers and the agent. The proposed dormer would have a pitched roof, level with the main ridge of the property, and set 1 metre above the main eaves height level. The dormer would have a width of 1.9 metres, with three glazed panes facing to the rear. The new roof tiles would be chosen to match the existing roof, finished with a lead sheet to match others in the area.

Publicity / Consultations (Expiry date 05/10/17)

1) Neighbour responses

None

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity

Design/Visual Amenity

The main design issues to consider are whether the design, size, proportions and location of the dormer extension and rooflights are appropriate, having regard to the size and character of the main property and, considering its relationship with the surrounding street scene. Guidance in the Supplementary Planning Document (SPD) 9 'Householder Developments' (at paragraph 11.1) acknowledges that alterations to a roof should be designed to complement the existing house and street scene.

The area is a modern housing estate, characterised by the presence of dormers in many parts. Many properties on Bellona Close and other surrounding streets have dormer windows facing onto the street scene, as do all of the properties on the cul-de-sac at Troilus Gardens to the rear. However, the properties that do have dormer windows have dormers that are uniform in their design, with either one or two smaller and much narrower pitched roof dormers, set further down from the ridge height.

The appropriateness of a dormer extension is dictated by the type and character of the host dwelling and the surroundings. In this instance, as the site is within a modern housing estate, where dormer windows are an original feature of some house types, paragraph 11.9 of the SPD9 advises that the addition of a dormer extension may be considered appropriate where this would closely replicate the design and siting of existing features.

The dormer window proposed in this instance is designed in a similar fashion to dormer windows in the surrounding streets, with a pitched roof, set above the eaves, using concrete roof tiles and lead sheeting to match the existing property and other dormers in the area. However, the dormer would be substantially wider, with additional window panes, and the ridge height of the dormer would be almost level with the main ridge height of the property. This does mean that there is a substantial degree of difference in terms of the scale and proportions of the proposed dormer, when compared to existing ones. The dormer does, however, still avoid a top heavy appearance, is set in from the eaves and external walls, and maintains the majority of the roof slope. This generally accords with the general design principles in paragraphs 11.3 and 11.4 of SPD9 and would not spoil the character of the dwelling.

The dormer may be visible at certain points along Bellona Close, but would not be prominently viewed within that street scene, as it is located to the rear. It would be visible from Troilus Gardens to the rear, but it is not considered that the quality or character of the street scene would be significantly harmed by the proposed dormer, to a degree that would warrant the refusal of planning permission.

The installation of the rooflights would have a small degree of change in the character of the property, but would not cause any material harm to the visual amenity of the property or wider surroundings.

While the proposed dormer extension is not uniform in terms of its relationship with dormers in the surrounding street scene, it accords with the design guidance in SPD9 in many respects, and, as a result of its design, size, proportions and location, will not have an unacceptable impact either on the character of the host property, or the wider surroundings. On balance, it is considered that the proposal would accord with DMP Policy DM1 (A).

Residential Amenity

The proposed dormer window would serve a non-habitable room (en-suite bathroom) and would face onto the side of 1 Bellona Close, which is a blank gable elevation. It is considered that the proposal would not be harmful to the amenities of neighbouring residents, and that the development is in accordance with Policy DM1 (B), while having regard to the design principles set out in SPD 9.

Summary

On balance, it is considered that, in the site circumstances and context of this particular case, that, this proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A & B), having regard to all other material planning considerations. The proposal would be an acceptable form of development, subject to the inclusion of the suggested conditions.

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

Proposed Plans Rev B received 01/11/2017

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 stated on Proposed Plan Rev B received 01/11/2017. Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

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

- 1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.

Case officer: Chris Stanworth

Signed:

Date: 01/11/17

Authorised Signatory:

Date:

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