DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0273/19/HFUL
Proposal: Loft conversions including dormer extensions and balcony, erection of sun lounge to replace conservatory (above damp-proof course (DPC) level).
Location: 5 Sunnirise
South Shields
NE34 8DN

Site Visit Made: 28/05/19

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site is a large T-shaped detached property of bespoke design. The property is built from red brick, with a red concrete tiled roof and four pitched dormer windows to the front, providing a second level of accommodation within the roofspace of the property. The property was built following the grant of planning permission for the dwelling in 1986 (application reference ST/0473/86//DM). 5 Sunnirise was a later addition into an established residential area, populated by detached and semi-detached residential properties from the inter-war years.

The application property is set within a generous plot on steeply sloping land. Garden areas close to the property are at a similar level to the property itself, although in places the finished floor level is significantly higher than the external ground level. Further away from the property, there are banks sloping into a steep valley, part of which falls within the approved residential curtilage of 5 Sunnirise and part appearing to be associated with 32 Cleaside Avenue to the rear (north-west). The valley area is filled with vegetation and surrounded by extensive mature trees, which would not be impacted upon by the development proposals.

The site also adjoins the boundaries of 3 Sunnirise, the closest property, which is a semi-detached dwelling to the side (south), 30 Cleaside Avenue, a detached property to the south-east and 9 Sunnirise to the side (northern) boundary of the site.

The application proposes to add a GRP flat roofed dormer along much of the width of the part of the south facing roofslope that is set back from the property boundary, finished with fibre cement cladding. On the opposite side of this roof, on the northern roofslope, a similar dormer would be added, which would also include the provision a balcony with glazed balustrade. A smaller pitched roof dormer window would be added towards each end of the west elevation, with matching concrete roof tiles and again with fibre cement cladding to the dormer cheeks and face. The existing glazed pitched roof conservatory on the west elevation would be replaced by a new sun lounge on the same footprint, with matching brick exterior, large glazed openings and a flat roof with glazed roof lantern to the centre.

NB. Existing and proposed roof plans and/or existing and proposed site plans showing the roof detail have not been provided as part of the application submission and would normally be required at validation stage, but the application was made valid without these being provided in this instance. After careful consideration, it is considered that the detail provided within the existing and proposed elevation

plans and floor plans, site plan and site location plan provide sufficient information to allow fair and accurate assessment of the proposals and comment from any interested parties.

Publicity / Consultations (Expiry date 06/06/19)

1) **Neighbour responses**

No responses received.

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

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

All of the proposed additions to the property would be secondary additions to the host property. The larger dormer windows would be well set down from the ridge and are considered to be subservient additions and appropriate in their context, while the smaller pitched roof dormers are very modest and appropriately designed extensions. The proposed ground floor sun lounge would be of an appropriate design and scale, merely replacing an existing structure of the same footprint.

No changes are proposed on the frontage of the property and only the dormer extension on the southern roof slope could be seen from within the street scene along Sunnirise, with the others obscured from public view. This would only be partially visible and briefly glimpsed in views from the south, obscured from view by neighbouring properties and trees from most viewpoints. It would not be a prominent feature, nor is it considered to harm the character or appearance of the street scene.

It is considered that the additions and alterations would be acceptable in respect of their visual appearance in the context of the host property and within the street scene in which the property is located. It is not considered that the dormer and balcony extensions or sun lounge would cause any significant harm to the visual amenity of the area, or that they would fail to convey sensitive consideration of their surroundings and cause a significant conflict with LDF Policy DM1 (A). A planning condition is suggested relating to specify the approved materials, which are considered to be acceptable in their context.

Residential Amenity

The main issue to consider in relation to the proposed extensions is the potential for any overlooking and privacy concerns. It is not considered that the proposed extensions would have any realistic potential to impact upon the outlook from neighbouring properties, or in respect of over dominance, or overshadowing.

The closest residential property is the semi-detached property to the south at the side at 3 Sunnirise. The proposed south facing dormer window would allow some potential for increased overlooking of the gardens to the side and rear of this property. It would also face towards the side elevation of this property, which contains a number of side facing windows that appear to serve habitable rooms.

In this instance, while there is the potential of some degree of additional overlooking towards the property and garden areas, and an increased perception of overlooking may result from the addition of the side facing dormer, it is considered that this would not have such a significant impact on amenity to warrant refusal of the planning application. This is due to the distance that this dormer extension would be situated away from the property boundary (approximately 9.5 metres) which will limit the degree of overlooking of the garden and impacts on the use of outdoor amenity space, which SPD9 (paragraph 3.23) advises can be given less weight than impacts on the use of habitable rooms within the dwelling.

Given the distance that the dormer would be set away from the side elevation of the dwelling, at least 16 metres or greater between habitable room windows, the relationship between the properties is considered to be acceptable having regard to the guideline figure of 14 metres between elevations that both contain habitable room windows, which is set out within SPD9.

The properties at 30 and 32 Cleaside Avenue would not be significantly impacted by overlooking from the proposed west facing dormer, which are located approximately 30 – 45 metres away from these properties, with number 32 also being hidden behind significant amounts of tree screening.

9 Sunnirise is located approximately 40 metres away from the proposed north facing dormer and balcony extension, located a significant distance away, and again screened by a significant amount of mature tree cover.

There is not considered to be a significant potential for harmful impacts from overlooking to unacceptably impact on residential amenity and privacy, either in respect of impacts on rear garden amenity space or in respect of impacts on the amenity of users of the rear facing habitable rooms.

It is not considered that the dormer and balcony extensions, or the proposed sun lounge, would cause unacceptable impacts on the amenity of neighbouring residents. The development would be in accordance with Policy DM1 (B), while having regard to the design principles set in SPD 9.

Summary

It is considered that, in the site circumstances and context of this particular case, that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A & B), having regard to design guidance in Supplementary Planning Document (SPD) 9 'Householder Developments', and to all other material planning considerations in reaching this conclusion. It is considered that 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

Dwg No. A-05 Rev B received 26/04/2019
Dwg No. A-06 Rev B received 26/04/2019

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 of similar appearance to those used in the construction of the exterior of the existing building on which the extension will form part except where stated otherwise on application form received 18/04/2019. 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 to seek to approve applications for sustainable development where possible.

2 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: Chris Stanworth
Signed:
Date: 07/06/19

Authorised Signatory:
Date:

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