DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0595/19/HFUL
Proposal: Proposed first floor side extension to southern elevations incorporating dormer window to front and rear.
Location: 6 Sunniside Lane
Cleadon
SR6 7XB

Site Visit Made: 21/08/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 DM6 - Heritage Assets and Archaeology

3 SPD9 - Householder Developments

4 SPD14 - Cleadon Conservation Area Management Plan - Adopted April 2009

Description of the site and of the proposals

This application relates to a west facing detached two storey dwelling in Cleadon. The property has a pitched roof. To the front there is a two storey gable projection. To its northern and southern side elevations there are two single storey pitched roof extensions. The northern of the two hosts a dormer window to its front roof slope and wraps around the front of the property. The property is partially rendered and timber clad to the front and rear elevations. To the rear of the property there is a single storey conservatory extension. The property has a moderately sized rear garden and is located just inside the northern boundary of the Cleadon Conservation Area.

This application seeks full planning permission to construct a first floor extension above the southern single storey side extension. A dormer window would be constructed to the front roof slope of the first floor side extension and a box dormer (with no windows save for a roof light) would be constructed to the rear roof slope of the first floor side extension. The property has a chimney to the centre of the rear roof slope: this would be removed.

Permission was granted in 1986 for a dining room extension. Permission was granted in 1990 for a first floor bedroom and ground floor utility room extension. Permission was granted in 2005 for a rear conservatory.

In 2018, permission was granted to replace the existing conservatory with a rear extension, to convert the main loft including two dormer windows to the rear roof slope, and also to part render some of the property's elevations. This permission is still extant.

Publicity / Consultations (Expiry date 03/09/2019)

1) Neighbour responses

8 Sunniside Lane – Objection

1no. letter received stating the following issues:

- The extension would be a yard from the boundary with No. 8 and would overlook No. 8 to the rear and front.

- Loss of privacy to No. 8's home, garden and patio area.
- Impact on property sale/value.

2) Other Consultee responses

Countryside Officer

The risk of bats being present and affected by this proposal is reduced by the following factors:

- The conservatory to be removed is less likely to support roosting bats due to the nature of its construction.
- The proposed kitchen extension is single storey and will not affect the eaves.
- The proportion of roof to be affected is less than 40%.
- The cladding is made of vertical one piece wooden slats placed side by side, which is less likely to create crevices than multiple overlapping type cladding.
- The property is one of many similar in the vicinity, thereby reducing the probability of bats being in this particular one.

Given these factors, the LPA could not conclude a reasonable likelihood of bats being present to trigger a survey. However, this does not mean that there is a guarantee bats are not present.

Please add a bat informative to any consent granted as bats are protected by law regardless of planning consent.

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

The main issues in determining this application are:

- Impact on residential amenity
- Impact on visual amenity & Cleadon Conservation Area
- Impact on ecology

Relevant Planning Policy

Policy DM1 states that in determining all applications under the planning Acts we will ensure that, where relevant:

A) the development, including new buildings, extensions and alterations to existing buildings, is designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing;
B) the development is acceptable in relation to any impact on residential amenity.

SPD9 states that in assessing planning applications for all extensions and alterations to dwellings it is important that the following objectives are met:

A) that the visual impact of the proposal on the dwelling and its immediate neighbourhood is acceptable and that high standards of urban design are achieved;
B) that there is no unacceptable impact on the amenity of neighbours in relation to:
    i) Privacy
    ii) Outlook and Over Dominance
    iii) Overshadowing
C) that there is no unacceptable impact on highway safety and off-road vehicle parking;

D) the impact on any trees and their root systems within or adjacent to the property is given appropriate consideration.

Impact on Residential Amenity

The proposed first floor side extension would be located above the existing single storey extension to the southern elevation of the property. It would result in the eaves of the side extension being raised from 2.5m to 3.3m and the ridge of the roof being raised from 5.5m to 7.3m. A pitched roof dormer window would be constructed to the front roof slope and a box dormer would be constructed to the rear, with no windows save for a roof light.

The extension would be located between 0.5m and 1.5m from the boundary with the property to the south, No. 4 Sunniside Lane (due to the tapering boundary). At this point No. 4's side elevation and the side elevation of its single storey rear extension are set upon the boundary. There are no windows in the side elevation of the main property or the rear extension of No. 4. The proposed extension would not project beyond the existing rear building line of the single storey side extension and therefore would not project beyond the rear elevation of No. 4's single storey rear extension.

In the rear elevation of the main part of No. 4 at first floor level there is a bedroom window. Given the minimal additional size of the proposed extension, given the orientation of the two properties and given that that window is set approximately 2m from the proposed extension, it is not considered that there would be such a significant loss of residential amenity to that window to warrant refusal, particularly in terms of loss of outlook or overshadowing.

There would be no windows in the southern elevation of the proposal and so there would be no loss of privacy to No. 4. Whilst there would be a window to the front elevation of the dormer window to the front roof slope of the proposed first floor extension, from which it would be possible to overlook the front garden of No. 4, this would not result in the loss of privacy to No. 4 to such a degree to warrant refusal. There would be no windows save for a roof light in the rear dormer and so this would result in no loss of privacy to No. 4.

Consequently, having regard for the above, it is not considered that there would be any significant adverse impact upon the residential amenity of No. 4, particularly in terms of loss of outlook, overshadowing or loss of privacy.

The proposal would be set to the southern side of the host property and so would be 13.3m from the boundary with No. 8 Sunniside Lane to the north. It would be obscured from No. 8 by the main bulk of the host property. There would be no additional windows in the rear elevation of the property or the proposed extension. There would be a roof light to the rear dormer but it would not contain any conventional windows in its side or rear elevations. Therefore there would be no further loss of privacy or overlooking to the rear elevation or rear garden of No. 8. Whilst views of the front portion of the front garden of No. 8 would be available at an oblique angle from the front dormer window of the extension, that window would be at least 14m from the boundary with the front garden of No. 8 and it would not be possible to view the front elevation of No. 8. There would consequently be no significant loss of privacy to No. 8 Sunniside Lane.

Given that the extension would be set 13.3m from the boundary with No. 8 and would be obscured by the existing main bulk of the host property, the proposal would not lead to any significant loss of outlook or any significant further overshadowing to No. 8.

In conclusion the proposal would not lead to any significant adverse impact upon the residential amenity of No. 8 Sunniside Lane

Whilst issues regarding the future sale of their property were raised by the occupants of No. 8, this is not a planning matter.

The front dormer window would be set 25m from the front elevation of No. 7b Sunniside Lane, directly across the road to the west. Given this distance, it is not considered that there would be a significant loss of privacy to that property.

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties.

Impact on Visual Amenity & Cleadon Conservation Area

With regard to first floor side extensions, SPD9 states that two-storey and first floor side extensions can create a terracing effect within the street scene and give rise to inappropriate design.

In those cases where the whole width of the plot is already built up by a single storey extension or garage, or where an existing single storey extension or garage has resulted in a gap along the common boundary of less than 1 metre, a first floor extension built up to the boundary may be acceptable where:

- it is set back behind the front wall of the main dwelling;
- it does not occupy more than two- thirds of the depth of the dwelling and is located towards the rear of the main dwelling;
- the roof ridgeline is significantly lower than the main dwelling ridgeline;
- a pitched or hipped roof, depending upon the existing dwelling and proposed extension design, is constructed on any residual flat roof of the original single storey structure in order to reduce the visual impact of the structure upon the proposed extension and street scene;
- a window is included to the front elevation of the proposed extension.

SPD9 also notes that site-specific circumstances of the property will always be taken into account and may restrict the scope for development, or alternatively may allow for development opportunities beyond the guidelines set out in this document. The main matter for assessment in all cases will be that the proposals achieve the objectives as set out above in the “Relevant Planning Policy” section of this report.

The proposed first floor would be built directly on top of the existing single storey element of the property. The extension would predominantly be within 1m of the side boundary of the site. Whilst a number of the criteria above are not met, it is considered that the proposal would not appear obtrusive and out of keeping with the character and appearance of the area. The side extension would remain subordinate to the host property and would be acceptable on balance.

With regard to dormer windows, SPD9 notes that adding dormers and roof windows can significantly alter the appearance of a property. For dormer extensions which require planning permission, it is important to avoid ‘top heavy’ appearance and spoiling the character of the dwelling; so the majority of the original roof slope should therefore be retained. Dormer extensions should be set in from external walls or property boundaries where near to an attached neighbour, and should not wrap around more than one roof plane. They should always be positioned below the roof ridgeline and set-up from the eaves of the main dwelling. The appropriateness of a dormer extension is dictated by the type and character of the host dwelling. However, if an area is not characterised by dormers of any kind, introducing an undesirable precedent should be avoided. For semi-detached houses, SPD9 notes that where dormers are not an original design feature, these are not considered to be an appropriate addition to this type of property as it can unbalance the appearance and character of the host dwelling. For these types of property the use of roof lights may be a more acceptable alternative.

The proposed dormer window to the front would be highly visible within the vicinity but would be of an appropriate scale and dimensions. There are other dormer windows to front roof slopes within the street scene. The front dormer is deemed to be acceptable in terms of design. The rear dormer window would not be highly visible within the street scene. It would therefore not result in a significant adverse impact upon the visual amenity of the area and so would be acceptable.

The site is located within the Cleadon Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Policy DM6 supports development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of heritage assets and their settings, including the Cleadon Conservation Area. SPD14, the Cleadon Conservation Area Management Plan, states that proposals involving the alteration of buildings within the Conservation Area must be appropriate in terms of scale and design. Materials must respect the age and character of the building. Proposals that are considered detrimental to the character and appearance of the building or the wider Conservation Area will be resisted.

Little mention is made of the site in the Cleadon Conservation Area Character Appraisal, save for a short paragraph noting that:

> *"Numbers 2 and 4 Sunniside Lane, a pair of semi-detached houses were built in the mid-twentieth century, number 6 being added later. They are the start of a short length of post-war ribbon development that channels views away from the conservation area"*

Within the street scene and wider Conservation Area there are a variety of extension and alterations to properties in the vicinity including one and two storey extensions of varying shapes and sizes, and also dormer windows to the front of properties. Consequently it is not considered that the proposal would harm the character and appearance of the Cleadon Conservation Area to such a degree to warrant refusal. In conclusion, it is not considered that the development as a whole would result in a significant adverse impact upon the character and appearance of the Cleadon Conservation Area.

Impact on Ecology

The Countryside Officer has not raised a concern regarding potential bat roosts on site; however an informative has been suggested.

Summary

In conclusion it is considered that the proposal would have no significant impact upon the residential amenity of neighbouring properties, or the character and appearance of the Cleadon Conservation Area. The proposal complies with all relevant local and national planning policies and the application is therefore recommended for approval.

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

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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. 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

3 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

Case officer: Seán Gallagher
Signed:
Date: 11/09/2019

Authorised Signatory:
Date:

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