

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0172/20/HFUL
Proposal: Loft conversion to include works to increase the height of the existing main house roof by 500mm and to add a roof dormer to the rear elevation.
Location: 42 Woodvale Drive
Hebburn
NE31 1RA

Site Visit Made: 07/04/2020

Relevant policies/SPDs

- 1 DM1 - Management of Development (A and B)
- 2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a northwest facing two storey, pitched roof detached dwelling in Hebburn. The property has a single storey wrap around front, side and rear extension (permitted by application ref: ST/0288/17/HFUL).

This application seeks full planning permission to raise the ridge height of the roof by 0.5m, to insert 3no. roof lights into the front roof slope and to construct a pitched roof rear dormer window.

Following officer concerns regarding the size of the rear dormer as originally proposed, amended plans were submitted on 11/05/2020 showing a reduced size rear dormer window containing two windows in its rear elevation. Neighbouring properties were re-notified of this change for 14 days.

A further amended plan was received on 03/06/2020. The scheme was not amended, but the previously submitted plans (of 11/05/2020) had shown an incorrect eaves and ridge height on the existing plans and this plan was submitted to correct this error. The proposed heights have not been changed. Neighbouring properties were not notified having regard to the Council's SCI; the proposed scheme has not been changed.

Publicity / Consultations (Expiry date: 29/05/2020)

1) Neighbour responses

12 South Drive, Hebburn

2no. letters of objection received. The issues raised are summarised as follows:

Letter received 6th May

- Overlooking from the loft windows / loss of privacy.
- The already permitted/built extensions do not fit in with the houses in the street

- Issues regarding noise arising from the occupier using their back gate and owning motorbikes.

Letter received 12th May

- Previous planning applications received from this applicant have been approved whereas the objector's previous application in 2001 was refused.
- Issues regarding the occupier using the rear access from their property onto South Drive as a vehicular access, and associated covenant issues. Concerns that this would set a precedent for other properties in the area.

2) Other Consultee responses

None

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010. The main considerations are the impacts the development will have on visual and residential amenity.

LDF Policy DM1 seeks to preserve residential and visual amenity. SPD9 sets out guidance for householder developments and states that when 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.

SPD9 states that "loft conversions are often considered to be a relatively simple way of providing additional living space. However, adding dormers and roof windows can significantly alter the appearance of your property. Any alterations to your roof should therefore be designed to complement your home and street scene.

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. To achieve this, two smaller dormers extensions may be more appropriate than one larger feature.

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."

SPD9 further states that "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."

With specific reference to modern housing estates, SPD9 states that “in cases where dormer windows are an original feature of some house types on an estate, the addition of a dormer extension may be considered appropriate, where this would closely replicate the design and siting of existing features”.

Impact upon visual amenity

The ridge of the roof would be raised from 7.4m high to 7.9m high, an increase of 0.5m. The property is detached and there is no clear building line within the street, with properties being arranged around the end of the cul-de-sac. Furthermore there are a variety of house types at the end of the cul-de-sac, each with different roof styles. As a result, the raising of the roof would not result in significant harm to the visual amenity of the area. The addition of roof lights to the front roof slope would also not result in significant harm to the visual amenity of the area.

The dormer window as originally proposed was considered to be large and bulky upon the rear roof slope. It would have been highly visible from South Drive and therefore would have resulted in significant harm to the visual amenity of the area.

Following these concerns, the applicant has submitted an amended scheme. The now proposed dormer window would be located centrally upon the roof slope and would be set in from the sides of the roof. Its pitched roof would be set down from the ridge of the roof. The dormer window would be visible from South Drive to the south. Whilst still large upon the rear roof slope, it is not considered that there would be so much harm to the visual amenity of the area to warrant refusal.

It should be noted that a reasonable fall back position would be to construct a larger dormer window to the rear roof slope, albeit without a raised roof height. It is not considered that the proposed dormer window would result in any further harm to the visual amenity of the area than that fall back position.

As a result it is therefore considered that the proposed dormer window would be acceptable on balance.

Impact upon residential amenity

The ridge of the roof would be raised from 7.4m high to 7.9m high, an increase of 0.5m. It is not considered that the increase in roof height would lead to a significant level of overshadowing, loss of outlook or overdominant impact upon any neighbouring properties.

It is not considered that the proposed roof lights to the front roof slope would lead to the loss of privacy to any neighbouring properties.

The proposed dormer window to the rear would have two windows in its rear roof slope which would face to the southeast. No. 1 Parkside would be set 29m from these windows, No. 12 South Drive would be set approximately 45m from these windows, and the boundary with Hebburn Sports Club would be 17m from the windows. SPD9 states that it would normally be expected that a proposed two storey or upper floor extension would not face the front or rear elevation of an adjacent property at a distance of less than 14 metres. Given the above distances, it is not considered that the proposed dormer window would result in a significant loss of privacy to any neighbouring properties. The proposed dormer window would not lead to a significant level of overshadowing, loss of outlook or overdominant impact upon any neighbouring properties.

Other Matters

Issues have been raised regarding previous planning applications both at the application site and other sites. Each planning application is determined according to its own merits.

Issues have been raised regarding the occupier using their back gate to access the property from South Drive, and subsequent issues regarding covenants. This is not a planning matter. The owning of motorbikes is not a planning matter however complaints regarding excessive noise from the property should be directed to the Council's Environmental Health team.

Summary

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, or the visual amenity of the area. Consequently the proposal would comply with all relevant local and national planning policy; 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

"PROPOSED LOFT CONVERSION ROOF LIFT BY 500MM" received 03/06/2020

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

Case officer: Seán Gallagher

Signed:

Date: 03/06/2020

Authorised Signatory:

Date:

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