DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0711/20/HFUL
Proposal: Conversion of loft space to form habitable room, incorporating 2No. Cottage style dormer windows to the front and 3No. Velux windows to the rear
Location: 13 Luffness Drive
South Shields
NE34 8AJ

Site Visit Made: 13/10/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property of 13 Luffness Drive is a detached bungalow located to the rear of a cul-de-sac, within a well-established residential area of South Shields.

Planning permission is sought for a loft conversion to provide 2 bedrooms and a bathroom, including the construction of 2 (connected) 'cottage style' dormer windows to the front roof slope and 3 Velux windows to the rear. A window is also proposed to the (south) side elevation to serve a landing area.

Publicity / Consultations (Expiry date 29/10/2020)

1) **Neighbour responses**

None received

2) **Other Consultee 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 and Impact on Visual Amenity

South Tyneside Local Development Framework (LDF) Policy DM1 states that development, including extensions to existing buildings, should be designed to convey sensitive consideration of their surroundings, and where possible enhance their local setting and reinforce location identity, having particular regard to scale, proportions, alignment, form, use of materials and architectural detailing.

The street scene surrounding the application site is characterised by a variety of detached and semi-detached dwellings. There is also a mixture of bungalows and two storey dwellings. The application property is located to the rear of Luffness Drive, within a cul-de-sac. An area of agricultural land is

located to the (south) side of the site. There is a stagger in the building line along this section of Lufness Drive, with the adjacent pair of bungalows to the (north) side of the site set back from the application property. Additionally, the application property has seen changes to its front elevation through the replacement of its windows (with darker frames) and the installation of a section of cream render. Viewed in combination with its detached position to the rear of Luffness Drive, it results in the property having a different appearance to that of the adjacent pair of bungalows.

The roof of the property would need to be raised in order to create sufficient space for the conversion of the loft to habitable accommodation. However, this height increase would be modest. An increase in height of 0.6 metres is proposed to the side wall of the dwelling to allow for the loft conversion, extending to a maximum height increase of 0.9 metres (at its highest point) to the ridge tiles of the roof. The increase in height only relates to the central section of the roof, due to its dual pitched design. The facing brickwork to be used would match that of the existing dwelling. Based on the detached position of the property and the stagger in the building line, as well as the maximum height resulting from the works, it is not considered that this increase in height would cause harm to the visual amenity of the street scene or result in the property appearing out of scale within its surroundings.

As highlighted, the loft conversion would also include the installation of two (connected) dormers to the front roof slope of the dwelling. Paragraph 11.1 of Supplementary Planning Document (SPD) 9 'Householder Developments' makes it clear that any alterations to the roof of a property should be designed to complement the existing dwelling and street scene. In the case of dormer extensions, SPD9 advises that it is important to avoid a "top heavy" appearance and spoiling the character of the dwelling; so, the majority of the original roof slope should therefore be retained. Any dormer 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. SPD 9 acknowledges that large semi-detached and detached bungalows, especially in the South Shields area, have had dormer extensions added in a lot of cases. It makes clear that proposed extensions to these types of property should be in keeping with the character of the host dwelling. Where appropriate, window frames should match the style and alignment of windows on the main dwelling, and dormer cheeks (sides) should be tile hung. If an area is not characterised by dormers of any kind, introducing an undesirable precedent should be avoided.

The dormer windows proposed to the front elevation 13 Luffness Drive would be of a traditional appearance; with a pitched roof design and using tiles (and weatherboarding) to match the colour of the tiles of the main roof. The dormers would be positioned below the ridgeline of the roof and would be set-up from the eaves, with a significant portion of the roof slope retained. As a result, they would not appear 'top heavy'. The window frames of the dormers would also match the style of the windows on the main dwelling, in accordance with the guidance set out within SPD 9. Taking the above into account, it is judged that the proposed front dormer(s) would appear as a subordinate and visually acceptable addition to the property.

Having regard to the relatively unobtrusive position of the application site to the rear of a cul-de-sac, combined with the stagger in the building line in this location, the varied house type within the surrounding area; and the fact that the host dwelling is detached, it is also not considered that the proposal would result in the introduction of an undesirable precedent into the street scene.

The rooflights represent a minor addition to the rear of the property; and would be acceptable in terms of design and appearance. The window to the (south) side elevation of the dwelling would use materials to match the host dwelling.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

It is not considered that the proposed loft conversion would result in unacceptable harm to the amenity of the nearest bungalow to the side of the site through a loss of outlook or overshadowing. This is taking into account the limited increase in roof height, combined with the separation distance to the nearest front habitable window at the adjacent bungalow (to the side of the site); and the fact that the nearest dormer window would be set back a further 1.2 metres along the roof slope, away from the neighbour. Furthermore, no windows are proposed to the side of the application dwelling facing the neighbour.

Having regard to the position and orientation of the proposed dormers, as well as the retained separation distance to the (two storey) dwellings to the other side of the road; it is also not considered that the loft conversion would result in harm to the amenity of those residents through overshadowing or a loss of outlook. The position of the dormers would maintain established privacy standards within the area.

The angle and position of the rooflights to the rear roof slope of the dwelling would not introduce the direct overlooking of any neighbouring habitable room windows. The window to the (south) side elevation of the dwelling would serve a non-habitable room and would overlook the fields to the side of the site. As such, there would be no loss of privacy to any neighbouring dwelling resulting from this change.

As such, the development would accord with LDF Policy DM1 (B) as well as the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

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

-Drawing Number 02 received on 01/09/2020

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:

Walls - Brickwork to match existing
Roof - Roof tiles and Weatherboarding in a colour to match existing roof tiles
Windows - Brown double glazed UPVC to match existing

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: Josh Kenolty
Date: 10/11/2020

Authorised Signatory:
Date:

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