DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0714/20/HFUL
Proposal: Re-roofing of dwellinghouse and rear single storey flat roof offshot. New bifold doors to offshot.
Location: 254 Harton Lane
South Shields
NE34 0LR

Site Visit Made: 20/10/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a south facing semi detached dwellinghouse in the residential area of South Shields. The property has a hipped roof with a gable element to the front elevation. To the eastern elevation there is a two storey flat roof side extension. To the rear there is a small single storey flat roof extension. Permitted development rights have been removed from the property.

This application seeks full planning permission to construct a hipped roof above the existing flat roof side extension, as an extension of the existing main hipped roof. It is also proposed to construct a pitched roof above the existing flat roof rear extension. The roofs would be finished in grey cement tiles. Permission is also sought to insert a set of bifold doors within the rear elevation of the rear extension.

Publicity / Consultations (Expiry date 19/10/2020)

1) **Neighbour responses - None**
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 proposals for the installation of a pitched roof on an existing flat roofed extension are generally considered to be acceptable. It is advised that any change in roof shape should take account of the character of the existing property and the street scene.

The proposed hipped roof would be located above the existing two storey flat roof side extension. The host property forms one half of a pair of semi detached properties. However the pair of semi detached properties do not display a consistent symmetrical form, with a variety of roof shapes and levels. The adjoining property (No. 256 Harton Lane) has a large pitched roof two storey rear extension and to its western roof slope has a dormer window. Indeed the main roof of No. 256 is set lower than the roof of the host property with a change of level adjacent to the chimney stack.

The existing two storey flat roof side extension to the host property adds a further style of design to the pair of properties and the flat roof somewhat grates against the property's main hipped roof design. It is considered that the addition of the hipped roof above this flat roof would not result in any significant further harm to the visual amenity of the streetscene and would result in an improvement when compared to the flat roof as existing. The proposed materials would match the host property and would be acceptable.

The proposed pitched roof to the rear extension and the bifold doors would not be highly visible from the public domain but its design would nevertheless be acceptable and would not result in significant harm to the visual amenity of the area.

The main roof extension would be set a minimum of 5m to the south of the front elevation of No. 252a Harton lane which is set further to the north that the host property. However, given the scale and massing of the existing property, it is not considered that the proposed new roof would result in a significant further level of overshadowing to that property. The main roof extension would have no significant adverse impact upon the residential amenity of any other properties. The roof to the single storey extension and the bifold doors would not result in significant harm to the residential amenity of any neighbouring properties.

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

Sheet 1 received 06/08/2020
Sheet 2 received 06/08/2020
Sheet 3 received 06/08/2020
Sheet 4 received 06/08/2020

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: 28/10/2020

Authorised Signatory:
Date: