DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0861/20/HFUL
Proposal: Loft conversion; dormer extension to rear elevation; Rooflight to front elevation.
Location: 21 Ferndale Avenue
East Boldon
NE36 0TQ

Site Visit Made: 02/11/2020

Relevant policies/SPDs

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

Description of the site and of the proposals

21 Ferndale Avenue is a terraced dwelling located within a well-established residential area of East Boldon.

Planning permission is now sought for the conversion of the loft of the property, including a dormer extension to rear elevation and a rooflight to front elevation. The works to the roof would use facing materials to match the existing dwelling.

The proposed rear dormer would be partly constructed above the part pitched roof of the existing two storey rear extension (which is attached to the rear pitch of the existing dwelling) and partly constructed above the rear pitch of the existing dwelling.

The proposed dormer would be set back 0.1m from the common boundary shared with no. 23 Ferndale Avenue and set back 0.4m from the common boundary shared with no. 19 Ferndale Avenue. The flat roof of the proposed dormer would be set down 0.2m from the ridge line of the existing dwelling. The flat roof would host 1 no. roof light which would measure a height of 0.3m; projecting 0.1m higher than the ridge line of the existing property. The rear elevation would host 2 no. windows and internally a new bedroom with en-suite would be created.

Publicity / Consultations (Expiry date 20/03/2020)

1) **Neighbour responses**
1 objection received from 19 Ferndale Avenue –
- The size of the proposed extension is very significant in terms of its dimensions, and will be imposing.
- On the basis that the majority of their roof rafters will be removed to create headroom in the proposed roof extension, I am concerned about the possible impact that this may have on the integrity and stability of my roof and infrastructure.
- In the last 12 months work has been done on the party upright wall as both properties were experiencing water damage, so I am concerned that the proposed roof extension may result in future issues for my property.
- Our roofs are stepped so I do not know how this will be affected by the proposed extension.
- The drawing appears to show that the proposed structure will be slightly short of the full width of the house. Please could you confirm if it is just up to the shared chimney or not?
- Will there be an upright wall between the two properties or not?
- Please also explain if it is up to the chimney why this is being proposed e.g. is it building regulations, legal issues around party wall agreements.

- If there is a gap with the proposed extension at the edge of my property what will be the situation if I (or future owners) wish to extend into the roof with a similar dormer extension, is it advisable to have such a gully between two properties?
- If the proposed roof extension is to be used as a liveable area, my concern is about potential disturbance. What are the provisions for soundproofing?
- From the drawings provided on the Council's website, it appears that the dormer extension has a flat roof. My concern is about drainage; and also how the water flow on my roof may be impacted by the proposed structure; particularly bearing in mind we both have had problems previously with water damage within our properties.
- I have made these representations in good faith, and these are genuine concerns that I have and therefore seeking assurances that the proposed extension will not have a detrimental impact on my property and inhabitants now and in the future.

Officer comment –
- Any concerns in relation to the construction of the dormer and party wall are not a planning matter. Planning related matters are discussed within this report.

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.

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.

Ferndale Avenue itself consists of terraced housing, all of similar appearance with a small number of properties hosting roof lights to the front pitch. The proposed front pitch roof light at no. 21 Ferndale Avenue is considered to be acceptable in terms of sensitive consideration to its surroundings as it is a small addition to the roof. It is also considered that it could be constructed under Permitted Development rights. Although the rear dormer itself would not be visible from Ferndale Avenue, the roof light above the dormer would project 0.1m above the ridge line of the existing property; however as the projection is so minimal it would not detract from the character and appearance of the street scene.

Ferndale Lane runs along the rear row of terraces on Ferndale Avenue. Many of these properties have had alterations/extensions to the rear, with some properties hosting a dormer to the rear roof pitch; so no uniform design. Although the proposed rear dormer would incorporate the majority of the rear roof pitch, it would not appear top heavy due to the existing two storey rear extension and the proposed dormer itself would be positioned below the roof ridgeline, set in from both sides and set-up from the eaves of the main dwelling. It is also considered that if the rear dormer did not host a roof light projecting beyond

the roof ridge and was not connected to the roof of the existing rear two storey extension, the proposal could be constructed under permitted development rights.

The works to enlarge the roof would use facing materials to match those of the existing property, providing the external elevations of the enlargement with a sympathetic appearance in relation to the host dwelling.

For these reasons, it is judged that the rear works would not cause significant harm to the street scene along this section of Ferndale Avenue; and, as such, would not be contrary to the guidance set out within SPD 9.

Taking into account the outlined site circumstances, as well as the character and appearance of the host dwelling, it is judged that the visual impact of the proposal on the dwelling and the immediate street scene would, on balance, be acceptable, having regard to scale and proportions, use of materials and architectural detailing. It is concluded that the development would accord with LDF Policy DM1 (A) as well as 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.

The attached neighbours (no. 19 and 23 Ferndale Avenue) would not be affected by the proposal as neither of these properties host roof lights or rear dormers and the proposal would not project beyond the plane of the application property. It is also considered that the proposed roof light above the rear dormer and front roof light would not have an adverse impact on any of the neighbouring properties along Ferndale Avenue. The front roof light could be constructed under Permitted Development rights and although the proposed roof light on top of the rear dormer would project 0.1m above the ridge, it is a very minimal impact. Therefore the proposal would not detrimentally impact the attached and surrounding neighbours.

Having regard to the position and orientation of the proposed enlargement of the roof to the rear of the dwelling to accommodate the loft conversion; and the substantial separation distance to the nearest residential properties to the rear of the site along Ferndale Grove (approximately 34 metres), it is not considered that the works would result in material harm to the amenity of any surrounding residents through an unacceptable loss of privacy or outlook.

For these reasons, it is not considered that the development (including the proposed rooflights) would result in material harm to the amenity of surrounding residents; and 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.

Other Matters

With regards to the comments made by no. 19 Ferndale Avenue, they relate to Building Control / Party Wall Act and are therefore not material planning considerations. The comments were forwarded on to Building Control whom advised that the proposal would need to comply with all relevant Building Regulations requirements.

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

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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 materials for the proposed extension hereby permitted shall be as those stated in the application form (received 12/10/2020). 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.

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 04/12/2020

Authorised Signatory:
Date: