

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0764/21/COND
Proposal: Discharge of Condition 3 (part): Materials (roof). Relating to previously approved application ref: ST/0767/20/HFUL.
Location: 71 Ravensbourne Avenue
East Boldon
NE36 0EG

Site Visit Made: 27/10/20

Relevant policies/SPDs

1 DM1 - Management of Development (A)

Description of the site and of the proposals

The application site is a semi-detached bungalow, situated within in a residential cul-de-sac at the corner of Ravensbourne Avenue in East Boldon. The immediate surroundings within the cul-de-sac are characterised by similar semi-detached bungalows, some of which have added first floor pitched roof front dormer windows. Two storey dwellings, with first floor windows contained within flat roofed dormer windows, can be found further north and east along Ravensbourne Avenue.

The property shares a boundary with 69 and 73 Ravensbourne Avenue to either side. The rear boundary of the property is partly shared with 12 Borrowdale Close and partly backs onto open greenfield land.

Planning permission was granted (reference ST/0767/20/HFUL) for an application that included the removal of an existing porch that is set underneath the existing roof overhang and addition of a front porch with dual pitch centrally, which extends between 1.35 metres and 2.05 metres forward of the staggered main front elevation of the existing dwelling.

The application also proposed to create habitable accommodation (two bedrooms) at first floor level along with a shower room, landing and stairway, enabled through the addition of two pitched roof dormer windows to the front elevation, one to serve each bedroom, with a rooflight window serving the stairs/landing area between.

This application seeks to approve details reserved by condition 3 of the permission. The condition required external materials to be as specified in the details submitted as part of application ST/0767/20/HFUL but allows for alternative external materials to be considered and approved in writing by the submission of details to the LPA through this application.

The approved external materials for ST/0767/20/HFUL included the use of roof tiles to match the existing property (brown roof tiles). Due to difficulties re-using existing roof tiles due to their condition, and sourcing roof tiles of a similar appearance to the existing dwelling, alternative roof materials are now proposed – using dark grey roof tiles.

The applicant has provided a description on the application form, explaining that it was not possible to re-use the existing roof tiles due to their condition, and that it hasn't been possible to source new tiles with a similar weathered aesthetic to the existing property. They have stated that NorthStone Donard Grey concrete roof tiles would be used. The applicant has also provided photos of examples of other properties using grey roof tiles that are in close proximity to the application site.

Publicity / Consultations

None required.

Assessment

Condition 3 was required in order to ensure a satisfactory standard of development in the interests of visual amenity Policy DM1 (A) of the South Tyneside Local Development Framework.

While the use of materials to match the main roof would be ideal, it is recognised that practicalities have prevented this and, in taking a positive and proactive approach as required by national planning policy, reasonable alternatives should be considered.

It is recognised that there are several examples of the use of grey roof tiles within the immediately surrounding streets, and that a change in the colour of roof tiles can in many circumstances be carried out without requiring planning permission. The site is also located in a corner location within a cul-de-sac and is not prominent within the wider surroundings.

After weighing up all of the above, it is considered that the proposed change in colour of the roof tiles would have a neutral effect when considered in comparison with the details originally approved in ST/0767/20/HFUL. The proposed change to the materials would not harm the overall character of the proposed dwelling, or the street scene as a whole, and the development would remain accordance with LDF Policy DM1 (A).

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

Recommendation

Approve Details of Condition

Plan Reference

Application Form received 20/07/2021

Case officer: Chris Stanworth

Signed: Chris Stanworth

Date: 01/09/21

Authorised Signatory:

Date:

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