DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0001/22/HFUL
Proposal: Pitched tiled roof to replace existing flat roof and recover main roof in the same tile.
Location: 3 Holmfield Avenue
South Shields
NE34 6LU

Site Visit Made: 18/1/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and D)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The application site consists of semi-detached property, with a bay window to the front elevation, and a two storey flat roof extension to the western elevation. The site lies within a residential area, with neighbouring dwellings to the west, north and east.

Planning permission is sought for the erection of a pitched roof to the existingflat roof extension. The extension would increase the height of the extension from 5.4 metres to 8.3 metres. The ridge of the extension would be set down by 500mm from the ridge of the main dwelling. The roof would be covered with tiles to match the host dwelling.

Publicity / Consultations (Expiry date 28.1.2022)

1) Neighbour responses
None

2) Other Consultee responses
None

Assessment

Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies and all other material planning considerations, including representations received, it is considered that the main issues for consideration are the impact upon on visual amenity, the impact on residential amenity, and ecology.

Impact upon Visual Amenity

Generally, the erection of a hipped roof to an existing flat roof extension may be accommodated where there is no loss of direct daylight, outlook, privacy, space and sunlight to neighbouring properties bounding the application site.

Part 12 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment.

Policy DM1(A) of the South Tyneside LDF seeks to ensure new development is appropriate for the host building.

SPD9 (House Holder Developments) of the South Tyneside LDF provides guidance in respect of householder developments.

It is considered the introduction of a hipped roof above the two storey side extension is a welcome addition which would improve the appearance of the extension to that of a more traditional feature.

The site lies within a residential area and faces onto the street. Given this, the development would be visible from the public domain. The size of the extension will remain unchanged, with just alterations from the flat roof to a hipped roof proposed. It is considered that the proposed hipped roof would be in keeping with the character of the host property and similar in the surrounding area by virtue of it being stepped down from the ridge and it would be covered with matching materials to the main dwelling. It is considered that the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Residential amenity

Parts 12 and 15 of the NPPF, require that a good standard of amenity for existing and future users be ensured, whilst seeking to prevent both new and existing development from contributing to, or being put at unacceptable risk from unacceptable levels of pollution. In line with this, Policy DM1(B) of the South Tyneside LDF seeks to protect residential amenity of neighbours from harmful impacts from development.

In addition, it is further considered that with the stepped down ridge height, the proposals would not have an adverse impact upon the residential amenity of adjacent neighbouring properties given its distance to shared boundaries.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

Ecology

Part 15 of the NPPF seeks to ensure that developments protect and mitigate harm to biodiversity interests and where possible, improve them. Policy DM1(D) of the South Tyneside LDF seeks support the provision of priority natural habitats and species.

As the works propose breaking into the eaves and roof of the dwelling, the Councils Ecologist has requested that an informative be attached in respect of bats and breeding birds. Subject to the provision of this informative the proposal would accord with policy DM1 and Part 15 of the NPPF and a protected species risk assessment is not required in this instance.

Conclusion

It is considered that the proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A, B and D), having regard to all other material planning considerations, including the design guidance in SPD9. The proposal is considered to be an acceptable form of development, and approval of this application is recommended.

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

Drg No. 1 received 14/12/2021
Proposed Site/Roof Plan received 14/12/2021

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 as stated on the planning application form and Drg No. 1 received 14/12/2021. 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(A).

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 NOTE TO APPLICANT

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

NOTE TO APPLICANT

3

Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active bird nest. An active nest is one which is in the process of being built or contains eggs/ chicks. Activities which may affect nesting birds must be organised and timed to avoid the breeding bird season which is March to August inclusive. Failure to do so may result in an offence

being committed, regardless of planning consent, and could lead to prosecution under the Wildlife and Countryside Act 1981.

Case officer: Adam Williamson
Date: 4th February 2022

Authorised Signatory:
Date:

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