

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0549/22/HFUL
Proposal: To remove and replace upstairs windows front, side and back. Four existing front windows, one side window and three rear wood windows to be replaced with upvc in an exact match.
Location: 10 Barns Close
Jarrow
NE32 5NY

Site Visit Made: 09/08/2022

Relevant policies/SPDs

- 1 DM1 - Management of Development
- 2 DM6 - Heritage Assets and Archaeology
- 3 SPD9 - Householder Developments
- 4 SPD17 - Monkton Conservation Area Management Plan

Description of the site and of the proposals

This application relates to a relatively modern detached dwelling house, located within a small cul-de-sac, within the Monkton Conservation Area. The planning application is for the proposed replacement of the existing front windows, side and rear windows with white UPVC (timber effect) windows. A sample of the wood effect UPVC material proposed has been provided.

Additional information regarding the front replacement windows was provided on the 24/10/2022 with a sample provided on the 26/10/2022. Neighbouring properties have not been notified of the additional information, having regard to the Council's SCI for it would not materially affect the residential amenity of neighbouring properties over and above the scheme that they were previously notified of.

Planning permission was granted in 2021 for the replacement of the rear windows with UPVC and the front and side windows with hardwood timber (ref ST/0487/21/HFUL). It should also be noted that the neighbour at 14 Barns Close was granted planning permission to replace the front windows of the property with white wood effect upvc (ref ST/1031/20/HFUL) and more recently 11 Barns Close (the immediate neighbour) was recently granted planning permission for the installation of wood grain effect upvc windows and doors on the front, side and rear elevations of the property (ref ST/0078/22/HFUL)

Publicity / Consultations (Expiry date 26/08/2022)

1) Neighbour responses

None

2) Other Consultee responses

Historic Environment Officer – Whilst I would normally seek to resist the introduction of UPVC windows in a Conservation Area, Barnes Close is a modern estate which is markedly different in character to the more historic Conservation Area core. The existing windows are also of fairly poor design quality. Taking into account the proposed wood grain effect, which reduces the shiny appearance of UPVC, and the characteristics of the modern housing estate, it would be difficult to conclude that the proposal would cause harm to the character and appearance of Monkton Conservation Area.

As such, I am minded to support the application.

Assessment

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. It should be noted that planning permission is only required for this proposal because permitted development (PD) rights were removed when planning permission was granted for the original housing development.

The Monkton Conservation Area Management Plan (SPD17) sets out development principles for managing development within the Conservation Area. Development principles CA-M3 with regards to alterations to buildings states that, alterations of buildings within the Conservation Area must be appropriate in terms of scale and design. It further states that materials must respect the age and character of the building.

Dwellings within the Barns Close development were originally designed with timber windows and doors. Proposals to replace windows and doors to UPVC have been historically resisted to the front elevations of properties due to the impact on the character and appearance of the Conservation Area. However, planning permission has been granted for the replacement of windows and doors to the rear elevations of neighbouring dwellings within Barns Close, including 11, 12 and 15 Barns Close, and to the front elevations of 11 and 14 Barns Close. For no's 11 and 14 Barns Close, a sample of the wood effect upvc window was received by the Council

The proposed development consists of replacing the three first floor front windows, one first floor side window and three first floor rear windows.

Whilst wood would be preferred, it is not considered that the proposed wood effect UPVC would have any material impact or result in significant harm to the character and appearance of the Conservation Area (or to general design and appearance of the host property) to warrant refusal, particularly given the site's location which is not highly visible within the wider Conservation Area. A sample of the wood effect UPVC has been received. The Historic Environment Officer has subsequently not raised any objections to the proposal. The design of the windows would replicate the existing window layout of this relatively modern dwellinghouse and given that and its specific location the character and appearance of the conservation area would be preserved.

The proposals would not have any impact on the amenities of neighbouring properties above or beyond the existing situation; therefore, no unacceptable impacts in relation to privacy, outlook and over dominance, or overshadowing would arise.

It is considered that the proposal would be in accordance with all relevant local and national planning policies. The application is therefore recommended for approval.

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

Window specification received 24/10/2022

Existing & Proposed Elevations Drawing Received 13/07/2022

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 frames of the windows hereby permitted shall be constructed from white wood effect UPVC (as per the specification referenced in condition 2) 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.

Case officer: Samantha Gallagher

Signed: S Gallagher

Date: 31/10/2022

Authorised Signatory: Geoff Horsman

Date: 02/11/2022

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