

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0641/22/HFUL
Proposal: Loft conversion with 2 no. dormer windows to the rear and 2 no. rooflights to the front of the property
Location: 112 Front Street
East Boldon
South Tyneside
NE36 0SG

Site Visit Made: 30/08/2022

Relevant policies/SPDs

South Tyneside LDF

- 1 DM1 - Management of Development (A & B)
- 2 SPD9 - Householder Developments
- 3 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009
- 4 East Boldon Conservation Area Character Appraisal – February 2006

East Boldon Neighbourhood Plan

- 1 EB3 (Design) East Boldon Neighbourhood Plan
- 2 EB4 (Heritage Assets) East Boldon Neighbourhood Plan

Description of the site and of the proposals

The application site is an end terraced property fronting onto Front Street (A184), within the East Boldon Conservation Area, a short distance from the junction where Front Street meets with Boker Lane.

The East Boldon Conservation Area Appraisal (2006) identifies that the application site lies within the core of East Boldon, on a long straight section of the historic Newcastle-Sunderland road, sloping gently down from west to east. Being at the heart of the village's organic growth and redevelopment, the mix of buildings which now lines both sides of the street is interesting and eclectic, ranging from converted seventeenth and eighteenth century vernacular farmhouses through impressive suburban Victorian terraces to sensitive twentieth century infill. With its mix of neighbourhood uses, the street retains a strong local village feel and, despite constant through traffic, is an attractive and inviting place to be.

The East Boldon CAMP states that Nos. 110-116 (Front Street) are the most altered (No. 116 has overly dominant and poorly detailed extensions, No. 114 is modern infill and No. 110 has awkward replacement windows) but nonetheless generally represent the organic rural growth of this part of the village.

Planning permission is sought for the erection of a 2 no. dormer windows to the rear of the dwelling and 2 no. rooflights to the front roofslope.

The proposed rear dormer windows would each measure 2 metres in width, 3.4 metres in depth, and 2.3 metres in height at its face. The proposed dormers would contain a windows serving a bedroom and en suite. The proposed dormers would be faced with hanging tiles to match the existing roof.

The scheme has been amended from a large single box roof rear dormer following discussions with the Local Planning authority. Neighbours were not reconsulted upon the amended plans as the proposal would not create any additional impacts in accordance with the South Tyneside SCI (as the amendments are smaller than what was originally proposed).

Publicity / Consultations (expired 13/09/2022)

1) Neighbour responses

None

2) Other Consultee responses

Ecology: The risk of bats and birds using the building for roosting/ nesting is low, and as such an informative is recommended.

Net Gain

The NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. The Case Officer should seek to secure the inclusion of a feature such as:

- An integrated Swift Brick (an example of which can be found here: <https://www.nhbs.com/manthorpe-swift-brick>) in the build itself following the below criteria:
 - Under the eaves on the north eastern aspect
 - A clear flight line must be available to the nest
 - Not placed directly above windows or doors
- An integrated bat box as part of the extension. Information and a suggested product can be found on the Bat Conservation Trust website; <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/external-ready-made-bat-boxes-integrated-bat-boxes>
- There are several guidelines which must be followed to enable the box to be a useful Net Gain feature:
 - Tucked beneath the eaves, at least 4m above the ground
 - Not placed directly above windows or doors
 - Away from artificial light sources
 - Placed on the south western aspect of the extension (this shelters them from strong winds and exposes the bat box to the sun for part of the day)

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise. The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its effect on visual amenity and heritage assets;
- Impact on residential amenity;

Design/Visual Amenity/ Heritage

NPPF parts 12 and 16 also advocate the importance of achieving good design in new developments, which show sensitivity to heritage assets and the historic environment.

The proposed development site is within the East Boldon Conservation Area; therefore regard must be given to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to assess the impact on the character, appearance and significance of the designated heritage asset.

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

SPD 9 'Householder Developments' advises that for dormer extensions which require planning permission, it is important to avoid "top heavy" appearance and spoiling the character of the dwelling; so the majority of the original roof slope should therefore be retained. To achieve this, two smaller dormers extensions may be more appropriate than one larger feature.

Dormer extensions should be set in from external walls or property boundaries where near to an attached neighbour, and should not wrap around more than one roof plane. They should always be positioned below the roof ridgeline and set-up from the eaves of the main dwelling.

SPD 15 sets out principles for development which states that the Council will only permit development in, or affecting the setting of, East Boldon Conservation Area that protects, preserves and where possible enhances its character or appearance.

Policy EB3 of the East Boldon Neighbourhood Plan encourages high quality and sustainable design and sets out the key principles that should be addressed as part of proposals for new development whilst seeking to ensure the plan area does not place unnecessary restrictions on new development.

Policy EB4 of the East Boldon Neighbourhood Plan states that development within or affecting the setting of the East Boldon Conservation Area will be supported where it preserves or enhances the character or appearance of the conservation area and its setting.

This area of Front Street contains a mix of housing types ranging from detached to terraces, with a small number of these properties hosting roof lights to the front pitch. The proposed 2no. front pitch roof lights at no. 112 Front Street are considered to be acceptable in terms of sensitive consideration to its surroundings as it is a small addition to the roof.

The rear dormers themselves would not be visible from Front Street, and as such they would not detract from the character and appearance of the main street scene. Glimpses of the rear dormers would be visible from the private access to The Gables off North Road to the rear of the application site at a distance of over 45 metres. This is the only publicly accessible place the rear dormer would be visible. As only a brief view of the proposed dormers would be possible from outside of the conservation area boundary, it would for this reason not be detrimental to the setting and appearance of the wider East Boldon Conservation Area.

Although the proposed rear dormers would incorporate noticeable proportion of the rear roof pitch, they would not appear top heavy due to them being positioned below the roof ridgeline, set in from both sides and set-up from the eaves of the main dwelling.

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.

A rooflight is proposed to the rear roof slope of the property, however this addition would constitute Permitted Development not requiring planning permission.

Given the above and having regards to S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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. The proposal is in accordance with policies EB3 and EB4 of the East Boldon Neighbourhood Plan, LDF policies DM1 (A & C) and DM6 of the South Tyneside LDF, and having regard to guidance in SPD9 and SPD15.

Residential Amenity

Parts 12 and 15 of the NPPF, require that a good standard of amenity for existing and future users be ensured. In line with this, Policy DM1(B) of the South Tyneside LDF seeks to protect residential amenity of neighbours from harmful impacts from development.

The attached neighbour (no. 110 Front Street) is located east of the applicant property. The proposed rear dormer window would not have an adverse impact on the attached neighbour as the dormer would not overhang the outer face of the wall of the original house and the dormer window structure would not be visible to the attached neighbour from inside the dwelling. Therefore the proposal is not considered to adversely impact upon the attached neighbour in terms of loss of outlook and privacy, over-shadowing and over-dominance.

The adjacent detached neighbours (no. 24 and 25 North Road) have habitable room windows facing south towards the application site. The proposed rear dormer, windows would be visible from the habitable room windows along the rear elevations at no. 24 and 25; but this would be at a separation distance of over 40 metres, therefore the proposal is not considered to adversely impact upon the adjacent neighbours in terms of loss of outlook and privacy, over-shadowing and over-dominance.

The neighbours located to the front of no. 112 Front Street are located at a sufficient distance to not be adversely impacted by the proposed rooflights.

It is considered that the proposed extension be in accordance with Local Development Framework (LDF) Policy DM1 part B and the associated Supplementary Planning Document (SPD) 9 'Householder Developments'.

Other matters

The Ecology team have been consulted and raise no objections, but recommend the bat and breeding bird informative below with any consent granted. As such an informative is recommended in this case.

The Council's Countryside officer commented on the application and recommended that bat boxes be incorporated into the design. An informative is included in this regard however it is not considered necessary to include a condition requiring the bat boxes to be constructed. This is because they are not deemed to be absolutely necessary to enable the development.

Summary

It is considered that in the site circumstances and context of this particular case that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A and B), and the design guidance in Supplementary Planning Document (SPD) 9 'Householder Developments'. The proposal would also be in accordance with guidance in SPD15, and policies EB3 and EB4 of the East Boldon Neighbourhood Plan. Having regard to all other material planning consideration, it is considered that the proposal would be an acceptable form of development, subject to the conditions listed below.

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 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.

- 4 All rooflights hereby permitted shall be conservation style rooflights, coloured black, with a central glazing bar and be set as flush as practicable within the roof slope.

To ensure the development preserves the character and appearance of the Conservation Area in accordance with South Tyneside LDF Development Management Policy DM1 and SPD15.

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

3 Bat Informative

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 a bat or signs of 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.

Natural England Bat Advice Line: 0345 1300 228

4 Breeding Bird Informative

Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active birds 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 bird breeding 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.

The NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity as recommended in section 8.3 and 8.4 (for bats and birds respectively). The applicant is encouraged to include bat and bird features to whether through integrated boxes in the build itself or boxes fixed to the southern elevation of the building as recommended in the Bat Conservation Trust guidelines and can be found here; <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>.

Case officer: Adam Williamson

Date: 19/04/2023

Authorised Signatory:

Date:

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