DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0994/22/HFUL
Proposal: Re-roof rear flat roof with new lantern, new pitched roof to garage and front bay, new porch and render finish to ground floor.
Location: 187 King George Road
South Shields
NE34 0EX

Site Visit Made: 18/01/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a west facing detached property in South Shields. The property has a single storey conservatory to the rear which is adjacent to the southern boundary. To the northern side there is a flat single storey side garage which also wraps around part of the rear of the property. The side extension projects slightly forward of the property's principal elevation and adjoins a bay window to the front elevation. There is also a canopy above the front door which adjoins the bay window and has a supporting wall to the southern side to form an open porch.

This application seeks full planning permission for the following works:

- To construct a pitched roof to the existing flat roof side garage and front bay window.
- To construct a pitched roof porch to the front elevation.
- To insert 1no. window to the northern elevation of the existing garage.
- To construct a roof lantern to the flat roof of the existing rear extension.
- To apply render to the front elevation, side garage, and flat roof rear extension at ground floor level.

Publicity / Consultations (Expiry date: 06/01/2023)

1) **Neighbour responses – none received**
2) **Other Consultee responses – none**

Assessment

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

LDF Policy DM1 seeks to preserve residential and visual amenity. SPD9 provides guidance on householder developments.

Each aspect of the proposed development will be considered in turn.

Pitched Roof

It is proposed to erect a pitched roof above the front part of the existing side garage's flat roof. The pitched roof would also span across the bay window to the front elevation and would adjoin the proposed

porch's roof. The proposed pitched roof to the garage and bay window would increase the height of part of the side garage adjacent to the boundary with No 185 King George Road to the north.

Between No. 185 itself and the shared boundary there is a driveway (although planning permission is in place at No. 185 for a two storey extension on this driveway, this has not yet been constructed and the owner/occupier is not mandated to do so, and so this application must be assessed based upon the current situation). No. 185's southern gable elevation contains no. windows at first floor level and there is 1no. window opening (blocked up with timber at the time of the case officer's site visit) at ground floor level. 2no. window openings have also been blocked up by blockwork at ground floor level.

The pitched roof would be 1.5m higher than the existing flat roof at its peak and would slope down to the existing eaves height to the front and rear. Although No. 187 is set at a slightly higher level than No. 185, it is not considered that the increase in height would result in significant harm to the residential amenity of No. 185, particularly in terms of loss of outlook, overdominance and overshadowing.

The proposed porch would obscure the pitched roof of the garage and bay window from the property to the south, No. 189 King George Road and so would not result in any significant harm to the residential amenity of that property.

In terms of design, SPD9 states that proposals for the installation of a pitched roof on an existing flat roofed extension are generally considered to be acceptable. It is advised that any change in roof shape should take account of the character of the existing property and the street scene. The proposed pitched roof would be in keeping with the abundance of pitched roofs in the area and it is considered to be acceptable in terms of design.

Porch

It is proposed to construct a new porch to the front elevation. The proposed porch would project 1.5m from the property's principal elevation with an overhanging canopy roof of a further 0.3m projection. It would have a pitched roof with a gable end to the front. SPD9 states for detached dwellings with large front gardens, the extent of the front extension will be determined by the available space and upon the character of the existing property. the proposed porch would project 0.1m further than the existing open porch (disregarding the proposed roof overhang). The property has a large front garden and this minimal proposed increase in projection and the incorporation of a pitched roof would not result in significant harm to the visual amenity of the area.

The proposed porch would be set 7.6m from the site's southern boundary with No. 189 King George Road. Given this distance it is not considered that there would be any significant harm to the residential amenity of that property, particularly in terms of loss of outlook, overdominance, overshadowing or loss of privacy. The proposed porch would be obscured from No. 185 King George Road by the proposed pitched roof and the main bulk of the existing garage, and so it is not considered that there would be any significant harm to the residential amenity of that property as a result of the porch.

Window to side garage's northern elevation

It is also proposed to insert 1no. window to the southern elevation of the existing side garage. This would be permitted development and so it would be unreasonable to refuse the application based upon any harm arising from this part of the development.

As existing there are 5no. windows in the side garage facing towards No. 185 King George Road to the north. Two of these windows would be blocked up, however one further window would be inserted to the northern elevation of the garage. This window would face towards No. 185's southern elevation and at this point the gable is blank (a ground floor window has recently blocked up during construction works). It is not considered that the proposed window would result in significant harm to the residential amenity of No. 185 in terms of overlooking/loss of privacy. The proposed window would overlook the driveway and

partially the front garden of No. 185. It is not considered that this would result in significant harm in terms of loss of privacy, particularly as existing windows would be blocked up (ie there would be a net loss of 1no. window). It is proposed that the window is clearly glazed and this is considered to be acceptable given the above, and given that this could be carried out under permitted development rights, and it is not considered necessary to impose a condition requiring obscure glazing.

Roof lantern

It is also proposed to construct a roof lantern to the flat roof of the existing rear extension. This would not result in significant harm to the residential amenity of any neighbouring properties, particularly in terms of loss of privacy/overlooking. The roof lantern would not be highly visible from the public domain. Consequently it would not result in significant harm to the visual amenity of the area.

Render

It is also proposed to render the ground floor in grey render to the front elevation, side garage elevation, and the entirety of the flat roof rear extension. There are other examples of rendered properties in the area and this would not result in significant harm to the visual amenity of the area.

Conclusion

Overall it is considered that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 and the objectives of Supplementary Planning Document (SPD) 9 'Householder Developments', and so is an acceptable form of development. This application is therefore recommended for approval.

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. 01 received 06/12/2022
Drg No. 03 received 06/12/2022
Drg No. 05 received 06/12/2022

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 external surfaces of the development hereby permitted shall be as set out on the submitted application form, the plans as listed in condition 2, and the email received 24/01/2023. 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.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Case officer: Seán Gallagher
Signed:
Date: 25/01/2023

Authorised Signatory:
Date:

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