DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0408/23/HFUL
Proposal: Removal of existing flat roof to single storey dining room, replacement new hipped roof structure with rooflight, reduce existing window and door combination and replacement with new window with render finish.
Location: 6 North Avenue
South Shields
NE34 6AX

Site Visit Made: 03/08/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and the proposals

The applicant property is a two-storey detached brick and tiled roof constructed house located in South Shields. It includes a driveway to the front and a rear garden. To the west of the application site is 8 North Avenue, to the east is Harton Lea apartments and to the north is 190 Sunderland Road. The property includes two trees protected by a tree protection order. The applicant property is set back from the streetscene and screened by a 1.8-metre boundary treatment and gate by approx. 27m.

The proposal is for the removal of the existing flat roof to the single-storey dining room, its replacement with a new hipped roof structure with rooflight, reduction in the existing window and door combination and replacement with new window with render finish.

The proposed roof will replace the existing flat roof and introduce a hipped roof, which would link to and adjoin the main roof slope. The height of the roof would increase by 2.4m to the existing (measured to the ridge). Located on the footprint of the existing dining room, the roof would have a total width of 4.8m and a depth of 5.54m. The roof would be tiled to match the existing main roof to the dwelling. The proposal also includes the removal of existing glazing to the south elevation and the insertion of a new white uPVC window with infill blockwork and a render finish, with materials to match that of the existing property.

The applicant property's recent and relevant planning history can be summarised as follows:

ST/0806/16/HFUL- Replace sunroom to side elevation with larger sunroom addition. First floor en-suite master bedroom extension with walled roof garden to rear elevation. New window opening to ground floor rear elevation. New vehicle access crossing and gated access from North Avenue. Approved in 2017.

ST/0095/17/HFUL- Removal of existing sun lounge. Two storey side extension to east elevation to create an open plan family room/kitchen/dining room incorporating garage conversion at ground floor with dressing room and roof garden at first floor. Loft conversion with dormer windows to west and east elevations. New vehicle access and alterations with new double access gates to boundary. Approved in 2017.

ST/0972/17/HFUL- Conversion of first floor roof voids (loft conversion) and insertion of 4no. flat roofed dormers to create 2 additional bedrooms. Velux roof window. Porthole window to the front elevation at first floor level. Approved in 2017.

Publicity / Consultations (Expiry date 12/07/2023)

1) **Neighbour responses**

None received.

2) **Other Consultee responses**

None received.

Other Relevant Matters

The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. The requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community has been fully taken into account in the consideration of the planning application to date and at the time of making the recommendation in this report.

In this instance it is considered that the proposals do not raise any specific implications in these respects and therefore it is not considered that a full Equality, Diversity, Cohesion and Integration Impact Assessment (EDCI) is required.

Assessment

The main issues relevant to the determination of this application are the:

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity and trees; and
- Highway safety and parking.

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.

Design, character and visual amenities

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

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 use of matching materials to that of the existing extension represents a sympathetic addition to the existing property and wider streetscene. A condition is recommended in this regard.

The proposal would therefore accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Residential amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

Overdominance/ Loss of Outlook/Overshadowing:

The proposed new additional hipped roof will not result in significant harm to properties located to the east, Harton Lea, due to the relatively modest dimensions and the direction of the roof pitch, which would slope away from the eastern common boundary and therefore reduce any impact to neighbouring occupiers. The proposal will not result in significant harm to Rose Villa (190 Sunderland Road) due to the proposals modest dimensions and the degree of separation between the two properties. Furthermore, the proposed roof will not result in significant overdominance/loss of light/overshadowing to 8 or 8A to the west due to the intervening built form, the distance between the proposed roof and the western boundary of 17.5m.

Overlooking/Privacy Concerns:

A window is proposed to replace the existing windows to the south elevation but will look towards the applicant property driveway and not directly at neighbouring properties, so will not result in significant harm. No further openings are proposed. Existing boundary treatments would be retained.

For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B), SPD9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Tree Impacts

It is noted that the applicant property includes two TPO trees, however these are located a minimum of 22m from the proposed development. As such, due to their location relative to the proposed works, which introduces a hipped roof above an existing room to the property, will not impact the existing trees (either root zone or canopy) and as such is acceptable.

Highways and parking

The proposal would not result in an unacceptable impact on highway safety or off-road vehicle parking; and would be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

Conclusions

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

Recommendation

Taking the above and all other relevant material planning considerations into account that the application should be recommended for approval.

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.

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: Drewe Russell
Signed: DR
Date: 10/08/2023

Authorised Signatory: Helen Lynch
Date: 15/08/2023