DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0521/23/HFUL
Proposal: Pitched roof with 2no. rooflights to existing flat roofed rear ground floor offshot
Location: 5 Woodlands Terrace
South Shields
NE33 2ET

Site Visit Made: Photos from previous site visits

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)
2 SPD9 - Householder Developments

Description of the site and of the proposals

Planning permission is sought for a pitched roof with 2no. rooflights above the existing flat roofed rear ground floor offshoot at 5 Woodlands Terrace.

The application site is a mid-terrace dwelling located within a well-established residential area of South Shields. The property has an original three storey offshot to its rear elevation (a feature repeated along the street), with an attached single storey extension which extends 0.9m beyond the side elevation of the original rear offshot.

The proposed pitched roof ridge would measure a height of 4.5m at its highest point and the eaves measure 3m high. The proposed materials would match the existing property.

Planning History

Reference: ST/0011/23/HFUL
Description: Two storey rear extension over existing kitchen offshot - bathroom and shower room to first floor with balcony above. New side window to existing rear offshot.
Decision: Refused Permission as the proposed first floor bathroom shower room rear extension would be harmful to residential amenity of the attached no. 4 Woodlands Terrace.
Date: 02/03/2023

The decision was subsequently upheld by the Planning Inspectorate when an appeal was made.

Reference: ST/0167/22/HFUL
Description: Two storey rear extension over existing kitchen offshot - bathroom and shower room to first floor with balcony above. New side window to existing rear offshot to create laundry room at first floor level.
Decision: Refused Permission as the proposed first floor bathroom shower room rear extension would be harmful to residential amenity of the attached no. 4 Woodlands Terrace.
Date: 01/08/2022

The decision was subsequently upheld by the Planning Inspectorate when an appeal was made.

Publicity / Consultations (Expiry date 18/08/2023)

1) **Neighbour responses**
None received

2) **Other Consultee responses**
None

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity

Design and Impact on Visual Amenity

The architectural style and facing materials of the pitched roof would match that of the host dwelling and the ground floor rear extension would still appear subordinate to the main dwelling.

Given the nature of the proposal, the development would not be visible from the public domain along Woodlands Terrace, however would be partially visible along the rear lane which serves Woodlands Terrace and St Aidan's Road. Taking into account the footprint of the existing dwelling; the proposed extension would not result in the overdevelopment of the site and would not detrimentally impact upon the host property and surrounding area.

For these reasons, in terms of design and impact of visual amenity, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

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

The ridge of the proposed pitched roof at no. 5 Woodlands Terrace would measure 1.3m higher than the existing flat roof and would be attached to the existing three storey rear offshoot. The roof height increase is not considered significantly detrimental to the occupiers of no. 4. Woodlands Terrace as the single storey extension would remain set back 1.8m from the side boundary, would not project above the height of the rear offshoots at no. 6 and a reasonable outlook from the habitable room windows of no. 4 Woodlands Terrace would be maintained.

The proposed roof extension at no. 5 would not protrude any higher than the numerous existing rear extensions at no. 6 Woodlands Terrace and although the roof lights may be visible from the second floor rear elevation window at no. 6, the angle would be so tight that it is not considered an issue in terms of overlooking. Therefore the proposal is not considered to have an adverse impact on no. 6.

The neighbours to the rear are located at a sufficient distance from the proposed rooflights on the pitched roof.

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).

Summary

It is considered that, in the site circumstances and context of this particular case, that this proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A and B), 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, subject to the inclusion of the suggested conditions.

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 plans as detailed below:

- Drg No. 0777/5513/896 – Existing & Proposed Plan – Received 12/07/2023
- Proposed Site Plan – Received 12/07/2023

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 drawing no. 0777/5513/896 (received 12/07/2023). 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.

Case officer: Emma Thomas
Signed: E.Thomas
Date: 05/09/2023

Authorised Signatory: G.Horsman
Date: 05/09/2023

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