DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0549/23/HFUL
Proposal: Conversion of roofspace to ensuite bedroom with 5no. rooflights (3no. to front slope, 2no.to rear)
Location: 64 Hutton Row
South Shields
NE33 3PB

Site Visit Made: 12/09/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

The applicant's property is a semi-detached house located on the corner of Hutton Row in South Shields. It is a brick-and-tiled roof property with a garden to the side and rear. No off-street parking is provided at the property. It is noted that the development has permitted development rights removed. To the rear (south) of the property, within a separate terrace is no. 65 Hutton Row, and to the east is the attached neighbouring property, no. 63 Hutton Row.

The proposal is for the conversion of the existing roof space to an ensuite bedroom with 5no. rooflights (3no. to front slope, 2no.to rear). Due to the removal of permitted development rights at the applicant's property, planning permission is required for the conversion of the roof space and installation of rooflights.

Publicity / Consultations (Expiry date 23/08/2023)

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
- 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 amenity

LDF 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 loft conversions are often considered to be a relatively simple way of providing additional living space. However, adding dormers and roof windows can significantly alter the appearance of your property. Any alterations to your roof should therefore be designed to complement your home and street scene.

The proposal will not significantly alter the existing roof; no dormer extension is proposed – this application seeks consent for the installation of 5 new roof windows. It is considered that due to the scale of the works proposed, the number, proportions and the location of the roof windows, that there would be no significant harm to visual amenity.

The proposal would 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.

The proposed rooflights will not result in significant overdominance/loss of outlook/overshadowing due to the nature of the proposal.

Furthermore, the proposed roof lights due to their position on the roof slopes will not result in significant overlooking/loss of privacy to the neighbouring properties.

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.

Highways and parking

The applicant property does not include existing off-street parking and due to the nature of the works, it is considered that it would be unreasonable to impose new off-street parking requirements on the applicant property. As such, the proposal would be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

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

Existing and Proposed Plans Drg No 0775 7390 553 received 19/07/2023

Proposed Plans and Section Drg No 1 received 19/07/2023

Proposed Site and Roof Plan received 19/07/2023

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 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 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

2 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: Drewe Russell
Signed: Drewe Russell
Date: 19/09/2023

Authorised Signatory: Helen Lynch
Date: 20/09/2023

«END»