DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0010/24/HFUL
Proposal: Replacement of 2 no. roof windows.
Location: The Cottage
2 Barns Close
Jarrow
NE32 5NY

Site Visit Made: 31/01/2024

Relevant policies/SPDs

1 DM1 - Management of Development

2 DM6 - Heritage Assets and Archaeology

3 SPD9 - Householder Developments

4 SPD17 - Monkton Conservation Area Management Plan

5 SPD21 - Locally Significant Heritage Assets

Description of the site and of the proposals
Planning permission is sought for the proposed replacement of 2 no rooflights at the property. It is proposed to use velux conservation style rooflights finished in black with a central glazing bar. The proposed roof lights would have an identical appearance to the existing roof lights that they would replace, albeit of slightly larger dimensions.

The application dwelling is a converted former barn located off Monkton Lane within the Monkton Conservation Area. It is on the Council's list of locally significant heritage assets. The Monkton Conservation Area Character Appraisal (March 2006) states the following:

> "*East Farm's neighbouring U-plan stone barns, Nos.1-4 Barns Close (on the Local List), have been sensitively rebuilt for residential use, using brick and timber detailing, conservation-style rooflights, new traditionally designed sliding sash windows, a few new window openings, black metal rainwater goods, and a mix of Welsh slate and pantile roofs with discreet ridge vents. There is a block paviour courtyard and boundary walls topped with characteristic triangular copes. A bumper stone survives on one corner of the barn. On Monkton Lane, the virtually blank rubble sandstone elevations behind grass verges make a defining agricultural statement in the village core and should be protected from further alteration.*"

It should be noted that planning permission is only required for the proposal because permitted development (PD) rights were removed when the conversion was original granted planning permission.

Publicity / Consultations (Letters Expiry date 15/02/2024, Site Notice Expiry 22/02/2024)

1) **Neighbour responses –** none received

2) **Other Consultee responses**

Historic Environment Officer:

Whilst the proposed rooflights are larger than the existing rooflights, I note that these are the smallest rooflights that the manufacturer supplies. The conservation style rooflights are consistent with the design of those in the adjoining buildings.

I therefore have no objections to the proposal.

Assessment

Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies and all other material planning considerations it is considered that the main issues for consideration are the impact upon the character and appearance of the Monkton Conservation Area and its impact upon residential amenity.

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 Monkton 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) 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.

Policy DM6 supports development that makes a positive contribution towards the conservation and enhancement of the historic environment.

SPD9 (Householder Developments) of the South Tyneside LDF provides guidance in respect of householder developments.

SPD 17 sets out principles for development which states that the Council will only permit development in, or affecting the setting of, Monkton Conservation Area that protects, preserves and where possible enhances its character or appearance.

The proposed rooflights would be identical in appearance to the rooflights to be replaced. It is considered that the proposal would convey sensitive consideration to its surroundings and would preserve the character and appearance of the Monkton Conservation Area.

In terms of impact on residential amenity, the proposal would have the same impact as the existing situation. It would therefore have no unacceptable impacts in relation to privacy, outlook and over dominance, or overshadowing.

It is considered that the proposal would be in accordance with Policies DM1 (A & B) and DM6, and the associated SPD9 ‘Householder Developments’, SPD17 ‘Monkton Conservation Area Management Plan’ (CA-M3), and SPD21 ‘Local Significant Heritage Assets’. It would therefore be an acceptable form of development.

The proposal is in accordance with the relevant policies and is considered to be acceptable.

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

Roof Window Specifications received 18/02/2024

Photograph showing the locations of where the rooflights will be replaced, received 05/01/2024

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.

Informatives

Case officer: Samantha Gallagher
Signed: S Gallagher
Date: 23/02/2024

Authorised Signatory: Helen Lynch
Date: 01/03/2024

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