

Committee Report

Application No:	DC/19/01207/HHA
Case Officer	Richard Smith
Date Application Valid	6 December 2019
Applicant	Mr William Dick
Site:	42 Follingsby Drive Felling Gateshead NE10 8YH
Ward:	Wardley And Leam Lane
Proposal:	Resubmission of application DC/19/01010/HHA Proposed loft conversion including two Dormer windows (with interconnecting feature) to front and one Dormer window to rear
Recommendation:	Grant Permission
Application Type	Householder Application

1.0 The Application:

1.1 DESCRIPTION OF SITE.

The application site is a south-east facing semi-detached bungalow set off Follingsby Drive. The street is a mix of semi-detached and detached properties with both 2 storey properties and bungalows.

1.2 The host property adjoins no.41 Follingsby Drive to the west and is adjacent no.43 Follingsby Drive to the north-east. The host property backs onto a public footpath off Montrose Drive.

1.3 The host property has a small grassed area to the front, with a rear garden and a detached garage set back from the road with access via a single vehicle driveway.

1.5 DESCRIPTION OF APPLICATION

The application under consideration seeks a proposed loft conversion to include two dormer windows to front and one dormer window to rear.

1.6 The planning application has been submitted by Councillor Bill Dick and therefore will be heard before the Planning and Development Committee.

1.7 PLANNING HISTORY

Planning permission was granted in 2019 (DC/19/01010/HHA) for a proposed loft conversion including two Dormer windows to front and one Dormer window to rear

2.0 Consultation Responses:

Not applicable

3.0 Representations:

3.1 REPRESENTATIONS

Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.

3.2 No representations received.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

CS13 Transport

CS15 Place Making

HAESPD Householder Alterations- Extensions SPD

5.0 Assessment of the Proposal:

5.1 The key considerations to be taken into account when assessing this planning application are visual and residential amenity

5.2 The principle of the proposed development was established under previously approved planning application DC/19/01010/HHA.

5.3 VISUAL AMENITY

The Householder Alterations and Extensions SPD (HAESPD) states dormer windows should be positioned and designed to minimise their affect on the character and appearance of the property and street scene. Furthermore, dormer extensions should always appear as a small addition to the roof and their height and length should be kept to a minimum to avoid a 'top heavy' appearance.

5.4 It is considered that the proposed dormers to the front, virtue of their scale and design are considered to be an appropriate and proportionate addition to the existing roof space and are not considered to appear out of keeping with the wider street scene, given the mix of house types within Follingsby Drive.

- 5.5 The amended scheme seeks to bring the roof line forward between the dormers to the front roof slope, to allow for more internal floor space. Subject to a condition (condition 4) requesting materials to be submitted to ensure the new materials match that of the existing roof slope, it is not considered the proposed interconnecting feature will appear incongruous.
- 5.5 Regard is also given to no.21 Follingsby Drive, which also has 2no front dormers of similar design.
- 5.6 With regards the dormer located to the rear of the property, following a site visit it was noted that given the screening between the host property and Montrose Drive the proposed dormer is unlikely to be prominent from street level.
- 5.7 Regard is also given to Schedule 2, Part 1, Class B of the General Permitted Development Order 2015, which allows an addition to the roof space of the dwellinghouse subject to conditions. In this instance the proposed rear dormer would have a height lower than the existing roof and a cubic content of 15 cubic metres. Therefore, the proposed rear dormer would benefit from permitted development rights.
- 5.8 Given the above, it is considered that the proposed development will not introduce an incongruous element into the street scene and thus the development does not conflict with the aims and objectives of the relevant paragraphs in the NPPF, policy CS15 of the CSUCP or saved policy ENV3 of the UDP.
- 5.9 **RESIDENTIAL AMENITY**
By virtue of their siting it is not considered the proposed dormers will lead to significant loss of privacy or visual intrusion to any neighbouring properties.

6.0 CONCLUSION

- 6.1 Taking all the relevant issues into account, it is therefore recommended that planning permission be granted, as the development subject to suitable conditions would not cause significant harm to visual and residential amenity. It is considered that the development does accord with national and local planning policies and the recommendation is made taking into account all material planning considerations including the information submitted by the applicant and third parties.
- 6.2 Therefore, it is recommended that planning permission be granted, subject to the below conditions.

7.0 Recommendation:

That permission be GRANTED, subject to the following condition(s)

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Site Location Plan (1:50)

Existing and Proposed Plans, received 27.09.2019

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

3

The rear dormer hereby permitted shall be constructed entirely of the materials detailed on the application form and shown on the Existing and Proposed Plans, received 06.12.2019

Reason

To ensure that the external appearance of the development is of an appropriate design and quality in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

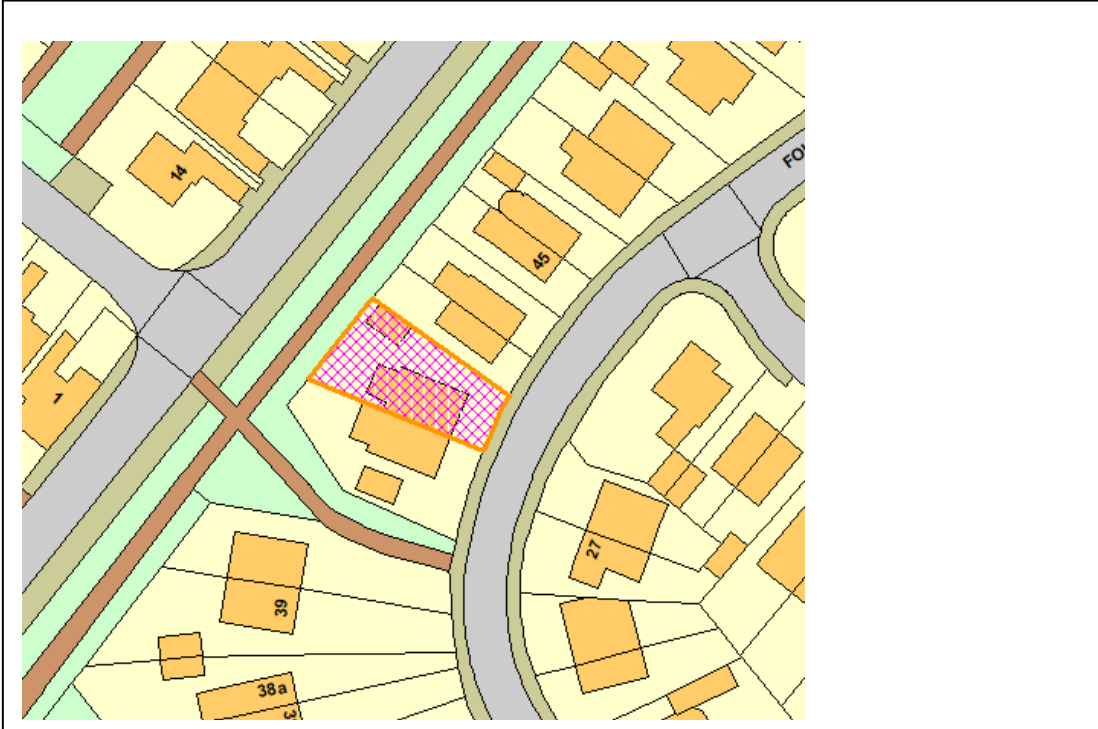
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Prior to the commencement of the front dormer windows, samples of all materials, colours and finishes to be used in their construction, shall be made available for inspection on site and/or submitted to and subsequently approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect

upon the appearance of the existing building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle



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