

# Planning Services

## COMMITTEE REPORT

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### APPLICATION DETAILS

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<b>APPLICATION NO:</b>	<b>PL/5/2011/0121</b>
<b>FULL APPLICATION DESCRIPTION</b>	<b>PITCHED ROOF OVER REAR BEDROOM</b>
<b>NAME OF APPLICANT</b>	<b>MR R TODD</b>
<b>SITE ADDRESS</b>	<b>10 WELFARE CRESCENT, SOUTH HETTON DH6 2RN</b>
<b>ELECTORAL DIVISION</b>	<b>SHOTTON</b>
<b>CASE OFFICER</b>	<b>Laura Martin 0191 5274612 laura.martin@durham.gov.uk</b>

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### DESCRIPTION OF THE SITE AND PROPOSAL

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Site:

- 1 The application site relates to a mid-terraced property situated on one of the main roads through the village of South Hetton. The front elevation of the property is southeast facing and is approximately 5 metres from the public highway. To the rear of the site is an existing first floor extension with a flat roof and a garage extension at ground floor level, also with a flat roof.

Proposal:

- 2 Full planning permission is sought for the erection of a pitched roof over the existing first floor extension at the site. The roof will measure 7 metres in length and 3.4 metres in width covering the existing flat roof extension at the site. It is proposed that the roof would be constructed with concrete interlocking tiles to match the existing main property. The pitched roof would measure 1.4 metres in depth giving a new total height of 5.9 metres from ground level.
- 3 The application is brought before members, as the applicant is a member of the County Council.

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### PLANNING HISTORY

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None relevant to the application.

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## **PLANNING POLICY**

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### **4 NATIONAL POLICY:**

Planning Policy Statement 1: Delivering Sustainable Development sets out the Governments overarching planning policies on the delivery of sustainable development through the planning System.

*The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>*

### **5 LOCAL PLAN POLICY:**

District of Easington Local Plan

Policy 1- Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.

Policy 35 - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.

Policy 73 - Extensions or alterations to existing dwellings, requiring planning permission, will be approved provided that there are no serious adverse effects on neighbouring residents, the proposal is in keeping with the scale and character of the building and the proposal does not prejudice road safety or result in the loss of off street parking.

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*The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=7534>*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **6 STATUTORY RESPONSES:**

Parish Council- was consulted on 10 May 2011. No response was received.

### **7 INTERNAL CONSULTEE RESPONSES:**

N/A

### **8 PUBLIC RESPONSES:**

Two letters of notification were sent to neighbouring properties within the area. No letters of representation have been received in respect of the above development.

### **9 APPLICANTS STATEMENT:**

The existing flat roof has been in position for a number of years now and has needed patching on a number of occasions recently to stop water ingress.

Rather than spending more money on repairs to the felt, a pitched roof would represent a more cost effective longer-term solution to the problem and provide a roofline more in keeping with the remainder of the terrace.

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*The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=113240>. Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below*

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## **PLANNING CONSIDERATION AND ASSESSMENT**

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The main planning considerations in the determination of the application are: -

- Impact on neighbouring properties
- Visual amenity

Durham County Council will seek to resist a rear extension contrary to the intentions of the saved policies in the District of Easington Local Plan and which in turn it considers to have an adverse and detrimental impact upon the amenities of the host dwelling, street scene and wider setting.

Appendix 7 of the Local Plan states that ‘the use of flat roofs on extensions should, where possible, be avoided and will not normally be allowed on two storey extensions’. In addition Policy 73 clearly states that extension to an existing dwelling, requiring planning permission, will be approved provided that: 1) The proposal is in keeping with the scale and character of the building itself and the area generally in terms of its site coverage, height, roof style, detailed design and materials. The introduction of the pitched roof would not give rise to over shadowing or loss of light to neighbouring properties given existing extensions at those properties and the orientation of the application site. In addition the pitched roof would help to improve the current levels of visual amenity enjoyed at the site and would tie in with the main dwelling and neighbouring properties’ extensions.

Whilst it is acknowledged that there are existing flat roofs in the area, it is considered that the introduction of a pitched roof would help to raise the standard of design for the terrace and may encourage future developments to incorporate similar designs. It is considered that the re-design of the existing rear extension at the site would achieve this with the introduction of a pitched roof over the existing flat roof.

The pitched roof would be able to be seen from the rear of the terrace and in wider public views from the cricket and football ground across the rear lane at the site. Therefore in this respect the pitched roof would tie in with the pitched roof extension next door and elsewhere within the street.

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## **CONCLUSION**

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- 10 It is therefore considered that the proposed development is acceptable and would not adversely impact upon the existing character and appearance of the area or adjacent occupiers. It is therefore considered that the proposed development is acceptable and in accordance with the intentions of the District of Easington Local Plan and in particular policies 1, 35, 73 and Appendix 7.

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## RECOMMENDATION

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11 That the application be **APPROVED** subject to the following conditions;

### Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in strict accordance with the following approved plans. Plan References; Ordnance Survey Location Plan, 1102 No.1 and 1102 No. 2 all received 29 March 2011.  
Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with saved policies 1 & 35 of the District of Easington Local Plan.

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## REASONS FOR THE RECOMMENDATION

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1. The development was considered acceptable having regard to the following development plan policies:  

DISTRICT OF EASINGTON LOCAL PLAN	ENV35 - Environmental Design: Impact of Development
DISTRICT OF EASINGTON LOCAL PLAN	GEN01 - General Principles of Development
DISTRICT OF EASINGTON LOCAL PLAN	HOU73 - Extensions and/or alterations to dwellinghouses
PLANNING POLICY STATEMENT/GUIDANCE	PPS1 - Delivering Sustainable Development
2. In particular the development was considered acceptable having regard to consideration of issues of visual and residential amenity.

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## BACKGROUND PAPERS

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- Submitted Application Forms and Plans.
- Design and Access Statement
- North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
- District of Easington Local Plan 2001
- Planning Policy Statements / Guidance, PPS1, PPG2, PPS3, PPS7, PPS9, PPS13, PPG15, PPG16
- Consultation Responses

