

ADDENDUM (03.03.2016)

Item No: 5.4

Application No:	16/00043/FULH	Author	Julia Crebbin
Date valid:	11 January 2016	:	
Target decision date:	7 March 2016	☎:	0191 643 6314
		Ward:	Monkseaton North

Application type: Householder Full application

Location: 24 Grasmere Crescent Whitley Bay Tyne And Wear NE26 3TB

Proposal: Single storey flat roof rear extension. Loft conversion with 2no dormer windows to the rear and 1no dormer window to the front, the existing roof to be stripped and new roof added and first floor cantilevered extension to the side of the property to provide stair access

Applicant: Mr John Fitzpatrick, 24 Grasmere Crescent Whitley Bay Tyne And Wear NE26 3TB

Agent: Building Design Associates, FAO Mr Logan Dart 18 Beech Grove Whitley Bay Tyne & Wear NE26 3PJ

RECOMMENDATION: Application Permitted

Additional Information

The applicant has submitted a letter and attachments in support of their application, and in response to the objections raised. The main points from the letter are set out as follows:

- The total area of the existing gable wall overlooking No's 25 & 27 is 60.48m². The total area of the proposed elevation overlooking No's 25 & 27 is 65.58m². This is an addition of approximately 5.1m² to the gable which represents 8.26%
- Over 90% of the brick wall is existing.
- The area is one of eclectic development in which no two are identical. An almost identical development was given full planning approval at 12 Hastings Avenue, Whitley Bay (12/00145/FULH)
- The objector appears to have an 'in principle' objection to any size or form of dormer. The dormers in this instance are fundamental to the overall design solution.
- The development will not "double the size" of the building. The actual effect is to increase in the size of the property by 12%, not the stated 100%
- Velux style roof lights do not offer the design solution to make this development of the roof viable.
- A sun path analysis does not indicate any significant increase overshadowing to the adjoining properties.

- The proposed oriel window replaces an existing window located in the gable wall, albeit the new proposal is slightly larger and is required to provide light into the new stairwell. The window is to obscure glass and will not compromise neighbour's privacy.
- The dormers are set back from the existing gable wall to break up the elevation. They are clad in wall hung tiles, not brick.
- A projection of the sun path on the axis of the No. 24 Grasmere roof ridge in summer months shows the gable does not project a shadow into No. 27 Madeira Avenue's garden. It is the existing structures which cause the adjacent property to be in shade.
- I attach with these notes drawings that support all of the above, together with an existing photograph showing the relationships between the buildings and a copy of the same photograph on which I have superimposed the dormer windows in question.

Relevant Planning History

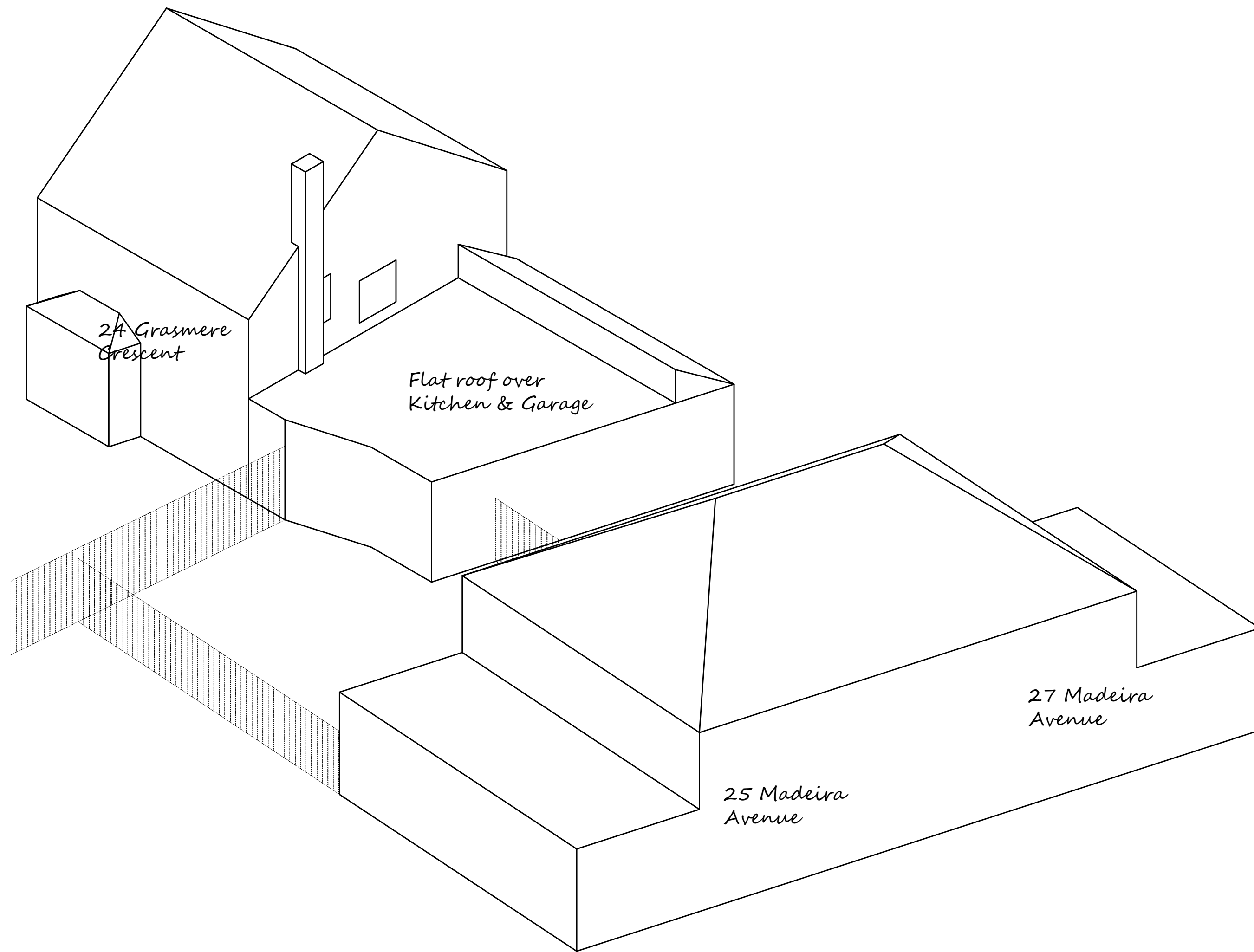
19 Evesham Avenue, Whitley Bay:

15/00461/FULH - Single storey side extension to provide covered access and single storey rear extension with roof lantern above. Loft conversion with box dormer to the rear. – Allowed on Appeal 22.10.2015

The Local Planning Authority refused permission for a box dormer to the rear of this property as it was considered that it would, by virtue of its massing and design, represent an incongruous feature to the roof, detrimental to the character and appearance of the area contrary to policy.

However, the Planning Inspector found the dormer would have constituted permitted development and advised that this is a material consideration to which he attributed substantial weight. He stated that it was not disputed that the dormer could be built under permitted development rights, and it is the intention of national policy, through the granting of such rights, that permission be granted, even though in that particular case there was conflict with the development plan. He therefore concluded that permission should be granted.

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REVISIONS

CLIENT
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 Whitley Bay
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ARCHITECT

PROJECT
Redevelopment of 24 Grasmere Crescent
 Whitley Bay

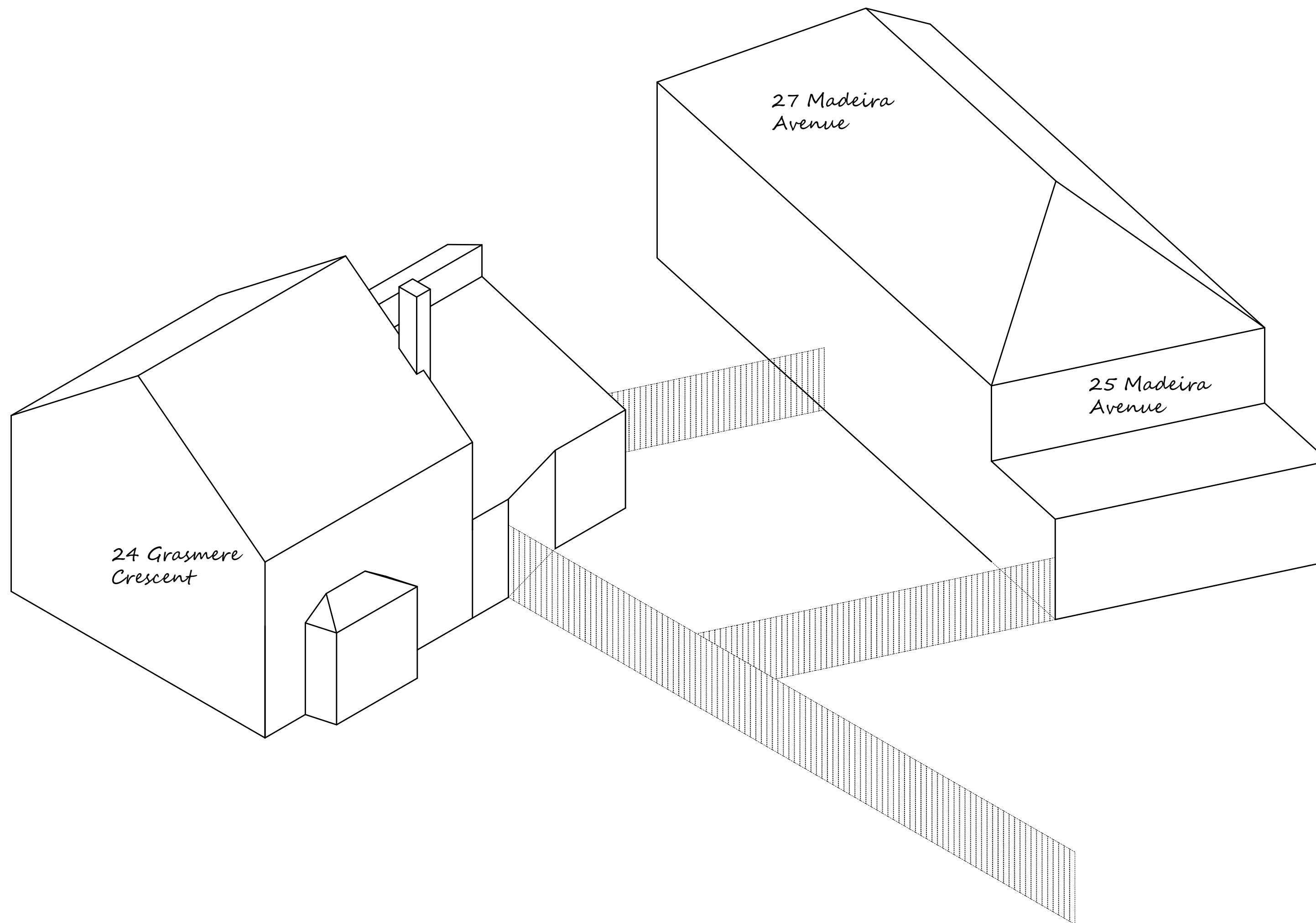
DESCRIPTION
Site Perspective Looking South West
 As Existing

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 NE26 3PJ

Tel: 0191 2513 087
 Mob: 07713 438 990
 Email: logan.dart@btinternet.com



Date February 2016	Scale 1:100 @ A2
Dwg. No. 15-09-PER-01	Rev



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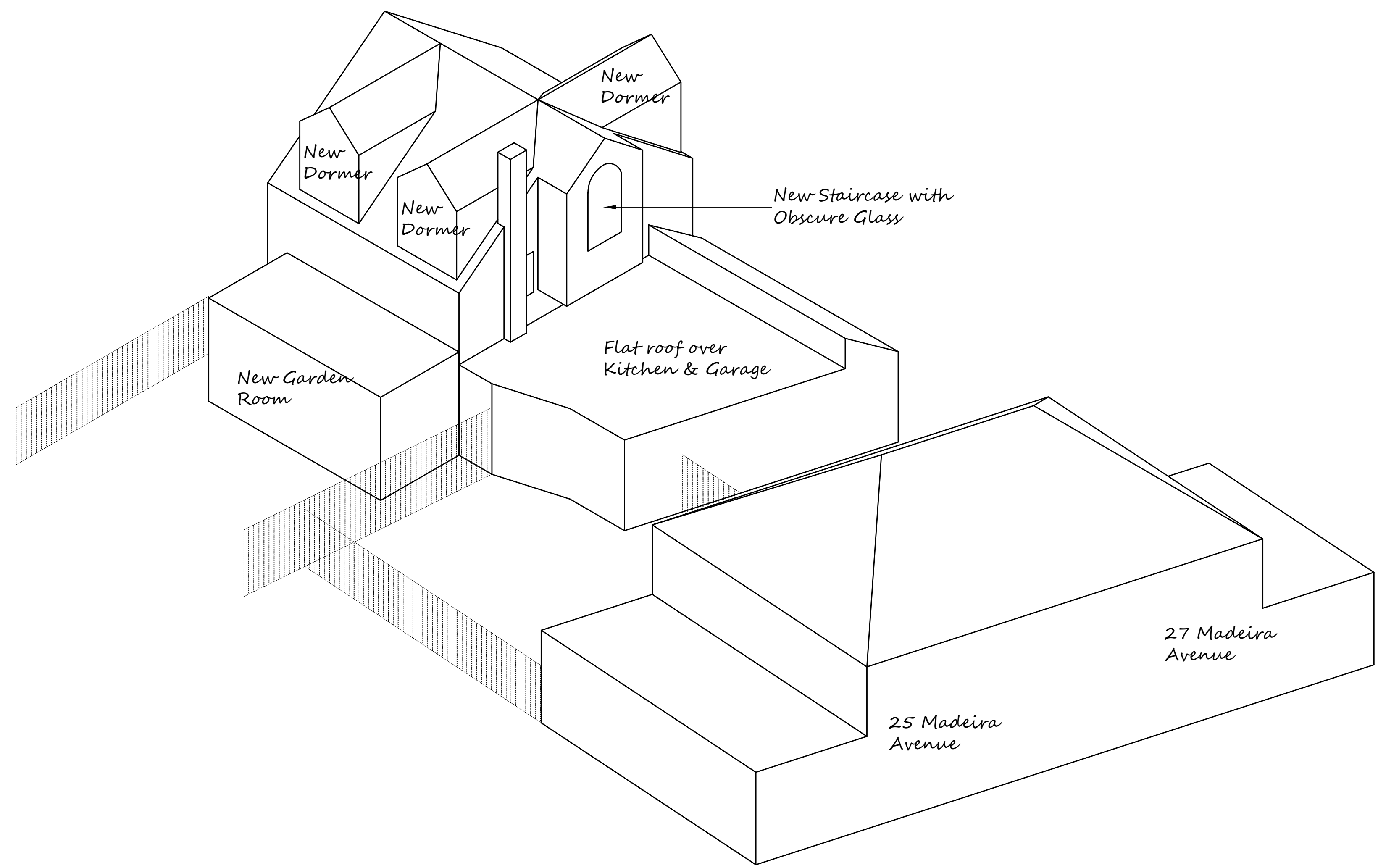
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DESCRIPTION
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 Upon Completion

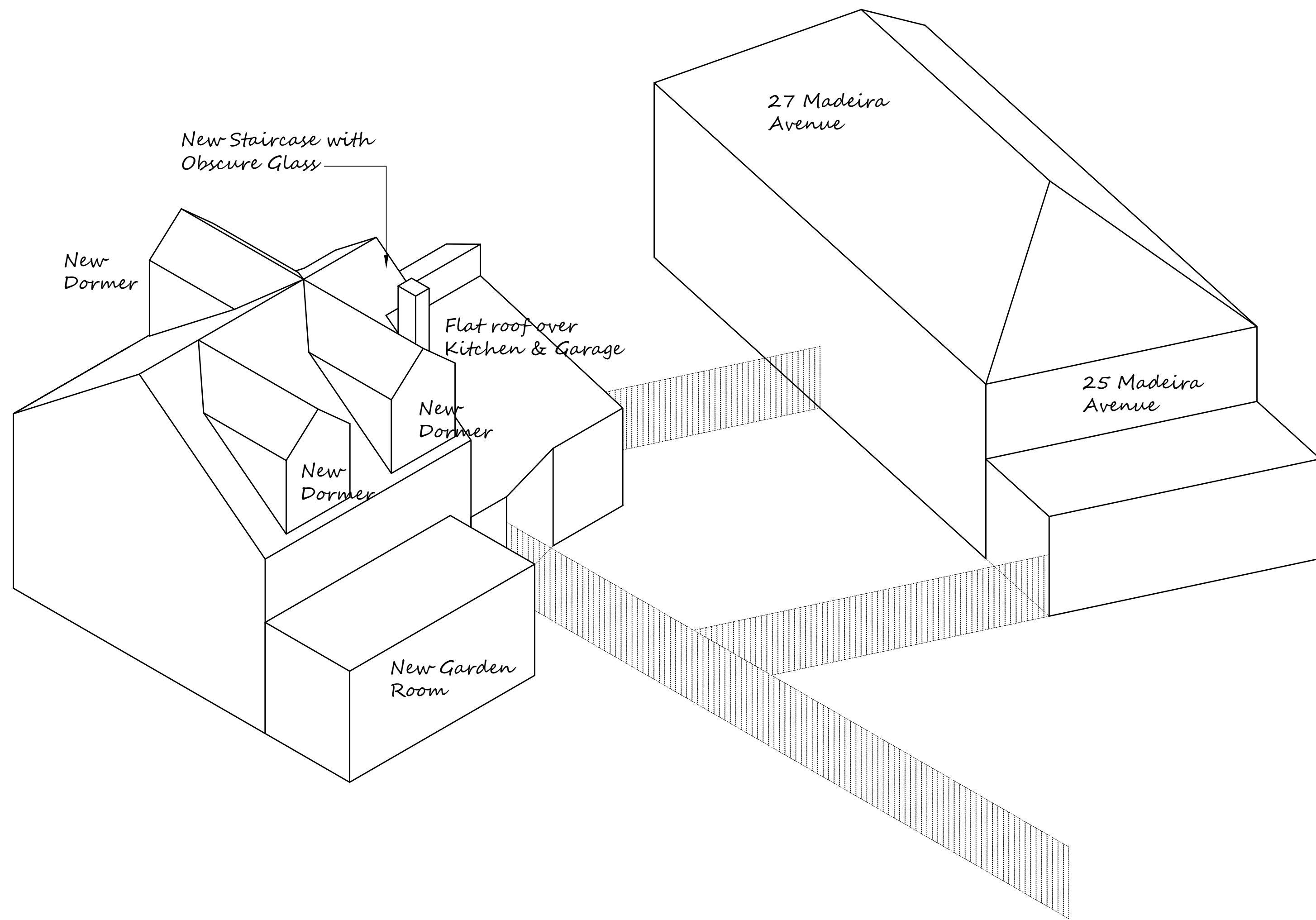
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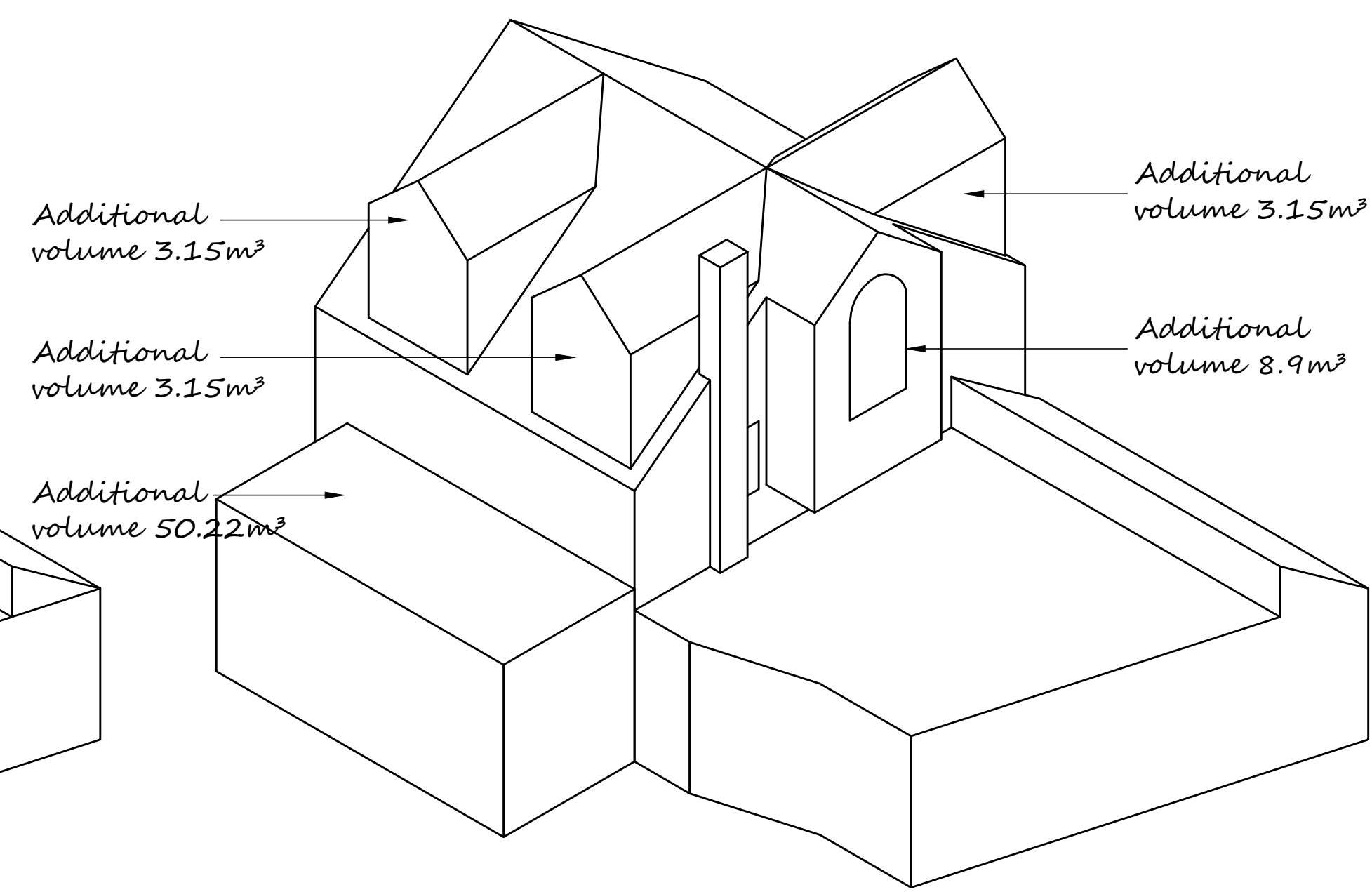
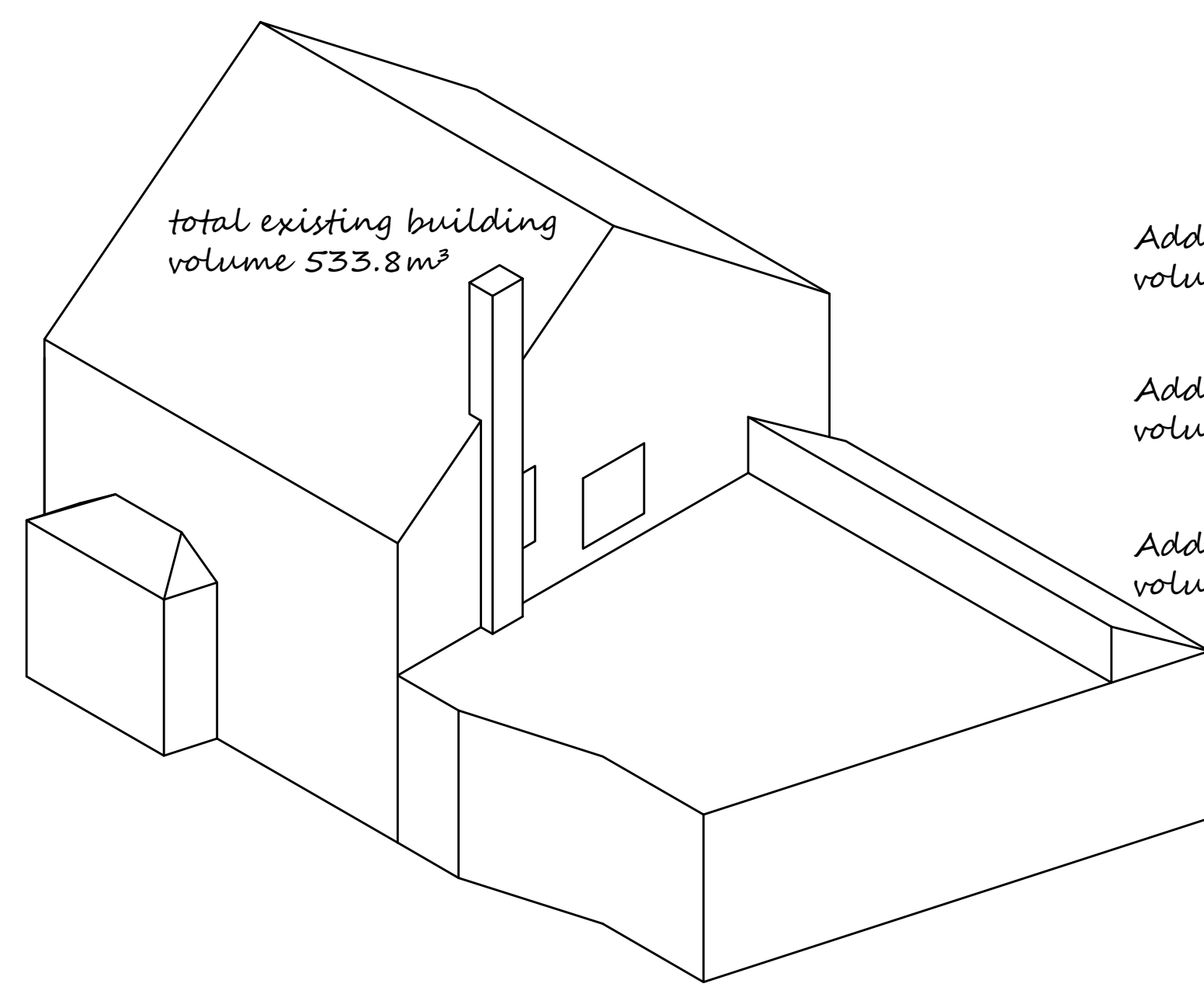
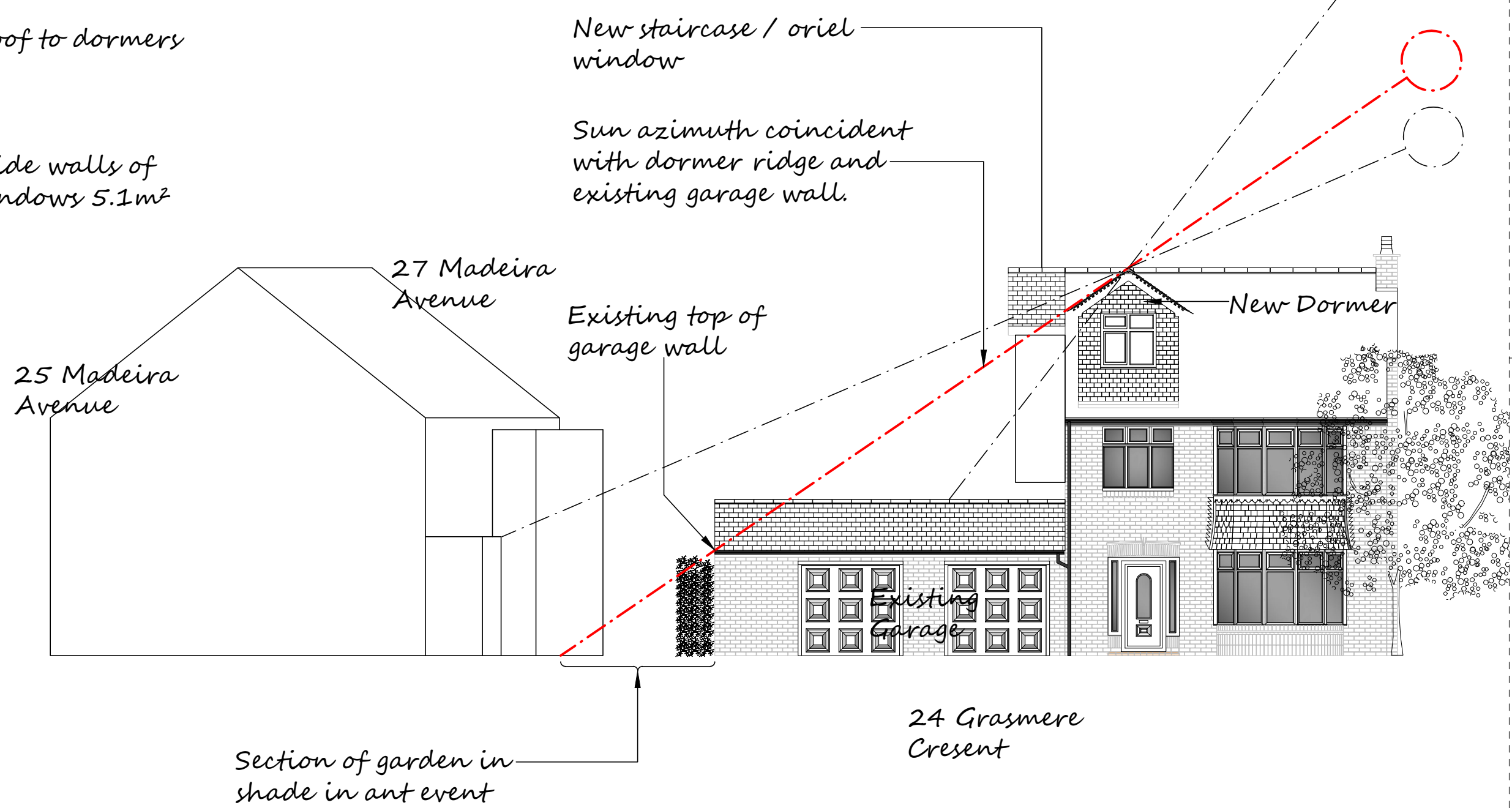
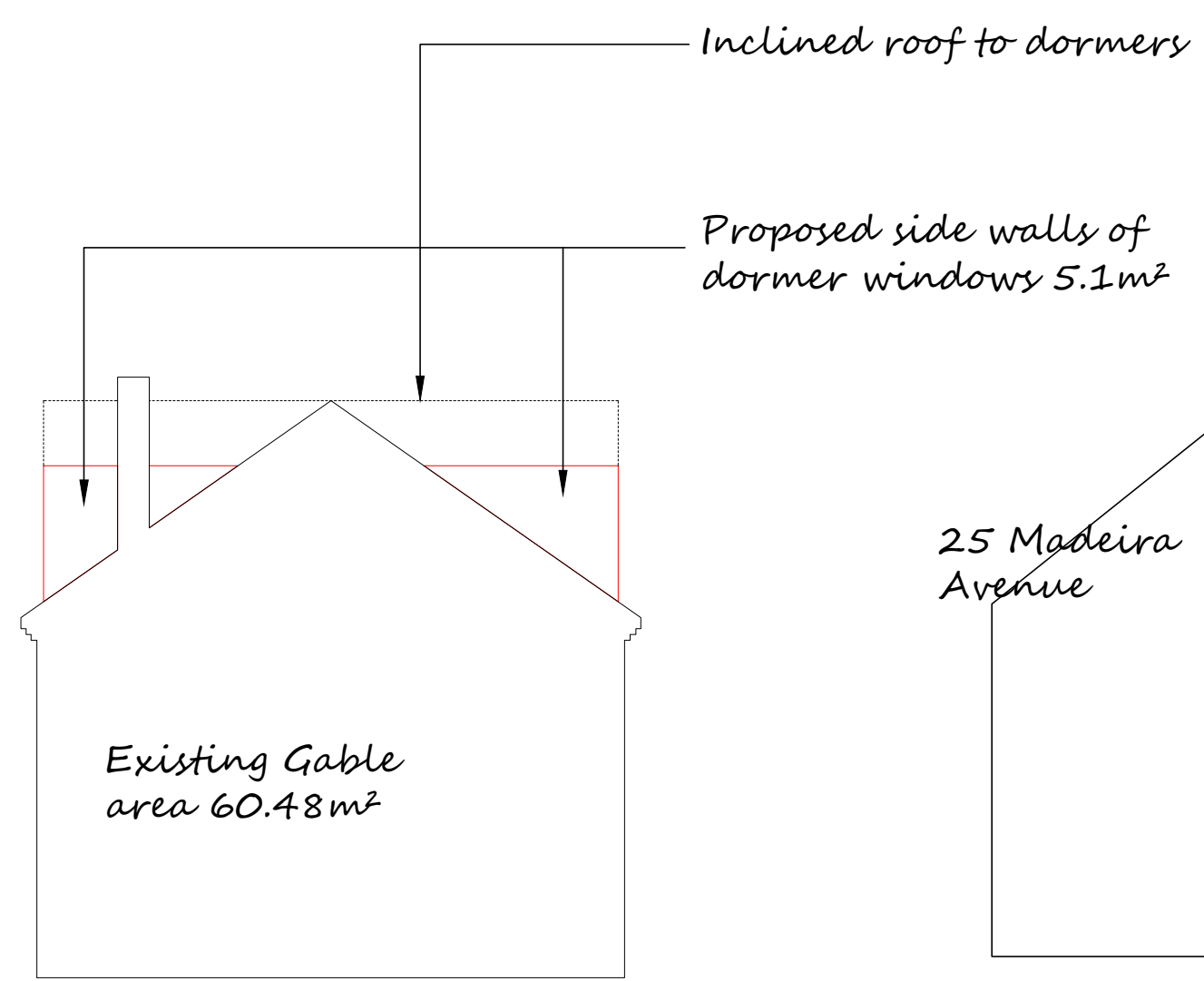
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