

**Design and Access and Heritage Statement
in respect of**

**Proposed roof garden to flat roof of existing attached garage at 1 Birket
Mews, North Shields, NE29 0BF.**

1.0 Introduction

- 1.1 1 Birket Mews is a three bedroom (plus home office) detached property originally approved under 20/00683/OUT and 21/00537/REM.
- 1.2 Permission for an attached garage with a flat roof finish and a parapet wall finishing approximately 750mm above flat roof level was approved under 22/01097/FUL on 10th August 2022.
- 1.3 An application was made for a proposed balcony / roof garden under 23/01403/FUL on 16th October 2023 and was refused on 1st December 2023 for the following reason:
 1. The proposed roof terrace, by virtue of its location in relation to surrounding neighbouring properties, would have an overbearing impact and an unacceptable loss of residential amenity in terms of loss of overlooking and privacy, contrary to policies DM6.1 and DM6.2 of the North Tyneside Local Plan
- 1.4 This amended application seeks to address the reason given for refusal. Prior to this submission, the amended proposal has been sent to the planning department and received a favourable informal response.
- 1.5 The proposal remains the formation of a roof garden to the flat roof of the garage addition including decking to the flat roof finish, a guard rail in wrought iron railings and planted screening to all elevations - 1800mm high facing Ashfield Grover and 1400mm high elsewhere.
- 1.6 The proposed screening will be artificial to the perimeter to ensure that the screening is permanent and is not reduced during winter months due to leaf drop or in the event of lack of care of natural screening.
- 1.7 There will, however, be natural planting within containers to form a healthy and sustainable green space that encourages insects and biodiversity.

2.0 Amount of Development

- 2.1 The garage and parapet wall has previously been constructed under approval 22/01097/FUL. This proposal would require timber bearers and decking to be formed onto the new flat roof which would increase the finished height of the balcony by approximately 125mm above the existing flat roof finish.
- 2.2 Wrought iron railings will be fitted against the inside face of the parapet wall of the flat roof to extend up to a height of 1200mm above the finished decking level. The railings will therefore extend approximately 575mm above the height of the existing stone coping to the parapet.

- 2.3 The existing side window from bedroom 3 at first floor level will be altered to form a door opening to give access to the proposed balcony. A high-level slot window will also be formed to give natural ventilation to the existing en-suite shower room of bedroom 1.
- 2.4 To the rear elevation facing Ashfield Grove, there will permanent artificial planting to a height of 1800mm to give screening between the proposed roof garden and the rear of Ashfield Grove for the privacy of both residents of Ashfield Grove and the applicant. To other elevations, there will be permanent artificial planting to a height of 1400mm to give an improved appearance and privacy to the applicant.
- 2.5 Within the proposed roof garden there will be additional natural planting within containers. While this will not be relied upon for screening and privacy, it will provide interest and colour and will encourage insects and biodiversity to the site.

Given the limited size of the existing rear garden, the proposed roof garden will provide increased amenity space and green space for the property with all of the inherent benefits of having usable outside space.

3.0 Layout

- 3.1 The existing layout is not altered apart from the existing window opening to bedroom 3 being altered to form a door opening for access onto the balcony.

4.0 Scale and appearance

- 4.1 The garage is of domestic scale and is subservient to the main property. The only alteration to the appearance of the property will be the provision of wrought iron railings extending approximately 575mm above the height of the existing parapet and the provision of the door out of bedroom 3 onto the balcony and the slot window to the en-suite. The lower part of the doorway onto the balcony where it will be altered from an existing window opening will not be visible due to the presence of the garage and parapet wall.
- 4.2 The permanent artificial planting will extend in the region of 600mm above the railings facing Ashfield Grove and 200mm above the railings elsewhere.

5.0 Access and Car Parking

- 5.1 Access to the driveway and garage will be as existing off the rear lane to the north of the property and is not altered in any way.

6.0 Impact on the conservation area and on houses to Ashfield Grove / Ayre's Terrace

- 6.1 The proposed screening to all elevations as described above will ensure that privacy is maintained between the rear first floor windows of 2 Ashfield Grove and 2 Ayre's Terrace and the proposed balcony seating area. The height of the proposed screening and the existing yard walls will ensure that there is no loss of privacy to the yard areas of the two properties to the rear of 1 Birket Mews.
- 6.2 There will be no detrimental impact to the character of the conservation area with the proposed wrought iron railings being in keeping with the style of properties in the area, while the artificial and natural planting will provide additional green space and appearance within the conservation area.

7.0 Landscaping and boundaries

7.1 There will be no alterations to the appearance of landscaping and boundaries to the remainder of 1 Birket Mews.

8.0 Conclusion

8.1 In our opinion, the proposed balcony above the attached garage will be of benefit to the property by giving additional private seating / amenity space while the proposed screening will ensure that the proposal does not affect the privacy and amenity of properties to the rear. The additional artificial and natural planting will improve the appearance of the conservation area and encourage insects and biodiversity within the immediate area.

8.2 The presence of the existing parapet wall and the proposed use of traditional wrought iron railings is not detrimental to the property, the immediate surroundings or the wider conservation area.



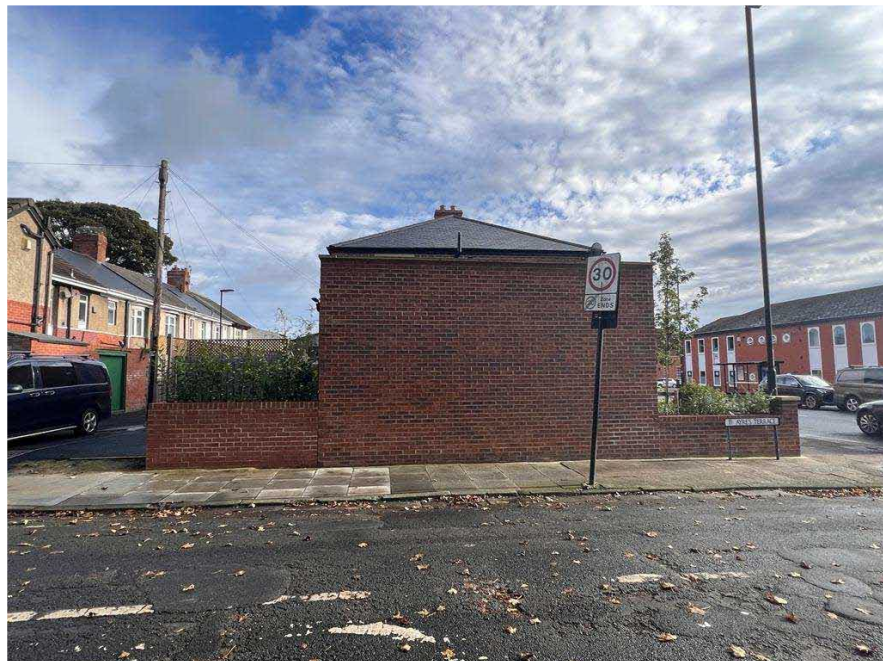
Richard H Sullivan
BSc (Hons), MRICS
8th January 2023



Front elevation of house / garage from Albion Road.



Side Elevation of property from Ayre's Terrace.



Side Elevation of garage from Ayre's Terrace.



Rear elevation of house / garage



Existing window proposed to be altered to a door opening.



Rear of Ashfield Grove from existing flat roof of garage