DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0950/17/FUL
Proposal: Change of use from office/showroom Class B1(a) to a self-contained one bedroom dwelling (C3).
Location: Toad Hall
Front Street
East Boldon
NE36 0SF

Site Visit Made: 06/12/2017

Relevant policies/SPDs

1 DM1 - Management of Development

2 DM6 - Heritage Assets and Archaeology

3 SPD6 – Parking Standards

4 SPD9 - Householder Developments

5 SPD15 - East Boldon Conservation Area Management Plan - Adopted April 2009

Description of the site and of the proposals

Herington Gate Furniture at Toad Hall is raised up behind South Farm's boundary wall and is a small mid-twentieth century brick building with a large swept roof in slate. The former old men's recreation rooms building was converted to a furniture sales room and named Toad Hall in 2000.

This application seeks planning permission for a change of use from the furniture showroom to a dwelling house. The property would have one bedroom and the change of use would include no external alterations to the property.

Planning permission was granted in 2010 for a change of use from office/showroom premises to dwelling house (Ref: ST/0703/10/FUL)

Publicity / Consultations (Expiry date 08/11/2017)

1) Neighbour responses

None

2) Other Consultee responses

Traffic and Road Safety- no objections- case officer to check SPD6 standards.

Historic Building Officer- the alterations do not appear to involve any changes to the character or appearance of the property (and therefore the Conservation Area). I therefore have no observations.

Countryside Officer- No objections- all changes are internal and these would not impact on biodiversity.

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

The proposal would involve no external alterations and would comprise a change of use only. It is therefore considered that the main issue relevant to the assessment of the proposal is whether the change of use of the building from a furniture sales room would be acceptable with regard to the impact on the properties in close proximity to the site.

The building is located in a predominantly residential area and therefore a residential use would be considered acceptable. The building is a detached property and therefore the impact on the change of use on the existing residential properties surrounding the site would be acceptable. No neighbours have objected to the application as part of the neighbour notification period.

A condition has been suggested to be attached to the permission to ensure that any future extensions to the property or boundary treatments would require planning permission.

Although there would be no parking associated with the property it is considered that the dwelling house would generate less parking requirement than the existing furniture sales room and there is adequate on street parking for the property on Front Street. As a consequence, the proposal would be acceptable with regard to the parking provision.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Given that the proposed development does not comprise of any external alterations to the site it is not considered to have a detrimental effect on the East Boldon Conservation Area further to this, the Council's Historic Building Officer has offered no objections to the proposals.

Summary
The proposal is considered to be in accordance with policies DM1 and DM6 of the Local Development Plan and Supplementary Planning Document 6 (Parking Standards), 9 (Householder Developments) and 15 (East Boldon Conservation Area Management Plan).

It is for the reasons elaborated above that the proposed change of use is considered to be acceptable and the application is recommended for approval.

Recommendation

Grant Permission 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 Notwithstanding the provisions of Article 3 and Class A, B, C, D, E, F, G, H of Part 1 and Class A, B, C of Part 2 of the Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no enlargement, improvement or other alteration shall be

carried out nor shall any structure be erected within or on the boundary of the curtilage of the dwelling(s) hereby approved, without an application for planning permission having first been made to and approved in writing by the Local Planning Authority.

To prevent the loss of amenity to occupiers of neighbouring dwellings and loss of visual amenity which might be caused by developments which otherwise would be permitted, in accordance Local Development Plan Policy DM1.

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.

Case officer: Helen Kelly
Signed:
Date:

Authorised Signatory:
Date:

«END»