DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1060/17/HFUL
Proposal: Pitched roof to existing detached rear garage.
Location: 213 Sunderland Road
SOUTH SHIELDS
NE34 6AQ

Site Visit Made: 28/11/2017

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a west facing semi detached house in the established residential area of South Shields. To the rear of the property there is a substantial garden of 11.7m length from the property's main rear elevation. To the rear boundary of the garden there is a flat roof garage which forms the site's eastern boundary onto the rear lane. The garage is located at the end of the rear lane, which stretches to the north. The garage has a flat roof and a roller shutter door to the rear lane.

This application seeks full planning permission to erect a pitched roof on top of the existing garage's flat roof. The eaves of the roof would be 2.5m high and the ridge of the roof would be 4.7m high.

Planning History

None

Publicity / Consultations (Expiry date 08/12/2017)

1) **Neighbour responses**

None

2) **Other Consultee responses**

None

Assessment

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

Policy DM1 seeks to preserve residential and visual amenity. SPD 9 sets out guidelines for householder development. The main considerations are the impacts the development will have on residential and visual amenity.

The proposed roof would be located at least 11m from the nearest residential property and so it is not considered that the roof would have a significant adverse impact upon the residential amenity of surrounding dwellings.

The area is characterised by pitched roof dwellings and a number of rear offshoots, garages and outbuildings in the surrounding area have pitched roofs. Furthermore, the garage is set at the end of a back lane and so is not highly visible within the surrounding area. Consequently it is considered that the proposed roof is in keeping with the character and appearance of the area.

In conclusion it is considered that the proposal would have an acceptable impact upon the residential amenity of neighbouring properties and the visual amenity of the area. The proposal would therefore accord with all relevant local and national planning policy and consequently the application is recommended for approval.

Recommendation

Grant Permission Householder 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 The development shall be carried out in accordance with the approved plan(s) as detailed below

DRG NO 0750/8271/344 received 07/11/2017
'Site / Roof Plan Proposed' received 07/11/2017

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

3 The external surfaces of the development hereby permitted shall be in accordance with those shown on Drawing No. 0750/8271/344 unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management 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.

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Case officer: Seán Gallagher
Signed:
Date: 11/12/2017

Authorised Signatory:
Date:

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