DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1083/17/FUL
Proposal: Retrospective application for new shop front.
Location: Moor Lane Service Station
8 - 10 Moor Lane
South Shields
NE34 6BZ

Site Visit Made: 09/01/2018

Relevant policies/SPDs
1 DM1 - Management of Development (A and B)

Description of the site and of the proposals
This application relates to a fuel filling station on Moor Lane in South Shields. The station has a small detached shop and a vehicle canopy covering the fuel pumps. This application seeks retrospective consent to erect a new shopfront to the detached shop.

Planning History
- Various advertisement applications relating to the site dating back to 1994.
- A retrospective application for advertisement consent (ref ST/1080/17/ADV) for new signage is being determined concurrently with this application.

Publicity / Consultations (Expiry date 04/01/2018)

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. It is considered that the shop front is of an acceptable design which is not out of place within the streetscene and does not have a significant adverse impact upon the visual amenity of the area or residential amenity of surrounding properties. Overall it is considered that the proposal complies with all relevant local and national planning policy and consequently approval is recommended.

Recommendation
Grant Permission No Conditions

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: Seán Gallagher
Signed:
Date: 11/01/2018

Authorised Signatory:
Date:
«END»