DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1188/17/HFUL
Proposal: New detached flat roofed garage to rear with roller shutter door.
Location: 197 Sunderland Road, South Shields, NE34 6AQ

Site Visit Made: 10/01/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

2 SPD6 - Parking Standards

3 SPD9 - Householder Developments

Description of the site and of the proposals

The application property of 197 Sunderland Road is a mid-terrace dwelling located within a predominantly residential area of South Shields. The dwelling is two storey, with an original two storey offshoot to its rear elevation. It benefits from a substantial, enclosed rear garden/yard bounded by high brick walls, with a rear lane running behind.

Planning permission is sought for the construction of a new detached flat roofed garage within the rear garden of the property. The facing materials of the garage would match the host dwelling, with a metal roller shutter door proposed for access to the rear lane.

Publicity / Consultations (Expiry date 08/01/2018)

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.

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity
- Highway Safety

Design and Impact on Visual Amenity

The facing materials, design and proportions of the new garage would reflect the style of the existing row of detached garages running along the rear lane, conserving the character of the property and street scene.

Taking into account the footprint of the proposed outbuilding and size of the rear garden; the works would not result in the overdevelopment of the site. The position of the garage within the enclosed rear yard; and the fact that it would be set against the side elevations of the two neighbouring detached garages would also greatly limit the visibility of the works when viewed from the public road; with the front elevation of the new garage the only part visible from the rear lane.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

The new detached garage would be located approximately 14 metres from the rear elevation of the host dwelling, and set within the enclosed rear garden. It would be positioned against the existing detached garages on either side of the site, and would be of a similar scale; preventing any loss of outlook, loss of privacy, overshadowing or over dominance to any neighbouring dwelling

The building would have a window and door to its rear elevation, which faces into the garden of the applicant property; with a 1.8 metre high timber fence running along one side boundary of the site and a 2 metre wall along the other. As such, it would not directly overlook the habitable room windows of any neighbouring property.

Taking into account the size, position and proposed use of the detached outbuilding, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) as well as the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Highway Safety

The new garage would provide off-street parking for up to 2 cars at the property, matching the arrangement for the majority of dwellings along this section of Sunderland Road; that already benefit from detached garages with access onto the rear lane.

The new garage door would be of a roller shutter design to prevent any overhang of the public highway. A condition is proposed to retain the door as such to prevent any future obstruction.

It is judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policies DM1 (A and B), the associated Supplementary Planning Documents (SPD's) 6 'Parking Standards' and 9 'Householder Developments', and the requirements of the NPPF.

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

Drawing Number 454/1760 received on 11/12/2017

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 facing brickwork to the rear (east) elevation of the building hereby approved shall be of a similar appearance to that used in the construction of the exterior of the existing dwellinghouse of 197 Sunderland Road. All other materials and finishes shall be as shown on the approved plan (Drawing Number 454/1760 received on 11/12/2017). 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.

4 The garage door of the development hereby approved shall be a roller shutter type door / an up and over retractable door of a type which does not project forward of the building line whilst opening or closing. Such a non-projecting garage door shall be retained thereafter.

To provide a satisfactory standard of layout and to ensure that the garage door does not project over the highway in the interests of highway safety and 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: Josh Kenolty
Signed:
Date:

Authorised Signatory:
Date:

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