DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0334/18/FUL
Proposal: Application for the installation of a fire exit door to the rear elevation
Location: 363-365 Prince Edward Road
SOUTH SHIELDS
NE34 7LZ

Site Visit Made: 24/05/2018

Relevant policies/SPDs

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

Description of the site and of the proposals

The application property of 363-365 Prince Edward Road, is a commercial property located within a parade of shops in South Shields. The property has a rear boundary wall with 2no. roller shutter doors which is subject to this planning application.

Planning permission is sought to remove 1no. roller shutter door and replace with a bricked up façade (to match existing) as well as a fire exit door along the rear boundary.

The application was originally submitted with plans and an application form stating the fire exit door would open outwards onto the rear lane. However following consultation with the Councils Traffic and Road Safety team, amendments were made by the applicant to create an inward opening fire exit door.

It is this revised fire exit door that is assessed within this report.

Publicity / Consultations (Expiry date 09/05/2018)

1) Neighbour responses

None

2) Other Consultee responses

Traffic and Road Safety- Initial comments (received 02/05/2018)- fire door cannot open out over adopted highway… Recessed would be acceptable.

Case officer comment- following receipt of traffic and road safety comments amended plan was received from agent. Revised comments were requested from Traffic and Road Safety.

Traffic and Road Safety- Revised comments (received 18/05/2018)- amendment showing the fire door opening into the storage area is considered acceptable.

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 capacity and safety

Design and Impact on Visual Amenity
The proposal is visible from the public domain via the rear lane. The proposal requires the removal of the existing roller shutter door and replacing it with a brick facia and fire exit door.

It is considered that in this instance, the proposal would reflect the design, maximum height and materials of several existing boundary treatments within the surrounding rear lane; and would retain this character.

A condition is recommended to ensure that materials used are as per the submitted drawings and planning application form.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials; and would accord with LDF Policy DM1 (A).

Residential Amenity
Taking into account the position of the new fire exit to the rear of the boundary wall, 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 capacity and safety
The proposed change to the rear boundary wall, with the internally opening fire exit, would ensure that the works would not result in a detrimental impact on the safety of pedestrians or vehicles using the adjacent highway.

No objections have been raised by the Council's Traffic and Road Safety Team following the revisions to the opening of the fire exit door identified within the 'description of site' section.

It is therefore judged that the proposals would be acceptable in highways safety 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, B and G), and the requirements of the NPPF.

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

- Drg no. 5791/10 Rev. D Received 18/05/2018

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 materials to be used to carry out the development hereby permitted shall be as those stated upon the submitted plans and/or planning application form (unless alternatives have been previously submitted to and 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 Policy DM1 of the Local Development Framework.

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: Helen Kelly
Signed:
Date:

Authorised Signatory:
Date:

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