DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0418/18/RDCA
Proposal: Demolition of a concrete garage with asbestos roof.
Location: 8 Ashleigh Villas
East Boldon
NE36 0LA

Site Visit Made: 05/06/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

2 DM6 - Heritage Assets and Archaeology (iii)

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

Description of the site and of the proposals

The application seeks to demolish an existing concrete garage/outbuilding, which is situated within the rear garden of 8 Ashleigh Villas, within a very long and narrow residential plot. It is situated in the rear portion of a long rear garden, further to the rear than the rear back lane that runs behind 3 – 7 Ashleigh Villas.

The building has a footprint of approximately 50sqm. The exact cubic capacity of the building is not clear, but it is likely to be only slightly higher than the threshold of 115cbm that triggers the requirement for consent for the demolition of buildings in a conservation area. The applicant has stated that the demolition is proposed as the garage is in a poor state of repair and does not enhance or add value to the surroundings.

Publicity / Consultations (Expiry date 02/06/2018)

1) Neighbour responses

None received

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

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. If the impact of the proposal on the Conservation Area would be neutral this would be acceptable.

It is not considered that this proposed demolition would have any potential to impact upon the character, appearance or historical significance of the East Boldon Conservation Area or its setting, or the visual amenities of the area.

Given the very modest scale of the building, and its secluded location within a private residential garden, it is not considered that additional information relating to the method of demolition, or site remediation, is required in the interests of amenity or the character of the Conservation Area.

It is considered that the proposed demolition would not have any material impact on the character or appearance of the Conservation Area of which it would form a part, in accordance with LDF policies DM1 (A), DM6 (iii) and the objectives of SPD9 and SPD15.

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

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.

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.

List of approved plans for standard note

Plan Reference

Site Layout Plan, received 10/05/2018

Case officer: Chris Stanworth
Signed:
Date: 21/06/18

Authorised Signatory:
Date:

«END»