DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0434/18/LAA
Proposal: To widen the existing vehicle crossover and driveway from Marsden Road. Existing vehicle crossover and driveway will be extended by a distance of 2.5 metres in a westerly direction.
Location: 117 Marsden Road
South Shields
NE34 6RH

Site Visit Made: 31/05/2018

Relevant policies/SPDs

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

Description of the site and of the proposals

The proposal is to widen the existing driveway of 117 Marsden Road by 2.5 metres in a westerly direction. It is understood that this proposal to widen the driveway would need to be carried out ahead of a road safety improvement scheme along Marsden Road.

It should be noted that during the case officer site visit, the tree identified on the proposed drawing has been removed prior to works being carried out on site.

All dimensions can be scaled off submitted drawings.

Publicity / Consultations (Expiry date 14/06/2018)

1) Neighbour responses
None

2) Other Consultee responses
Traffic and Road Safety- no issues
Parking Manager- no issues

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;
- Impact on residential amenity; and
- Highway safety

Design and Impact on Visual Amenity

The widened driveway would be positioned to the west of the existing driveway at 117 Marsden Road. The block paving would match the existing paving and the wall would be removed with a new pillar proposed at the entrance to the driveway.

It is considered 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

Based on the position and size of the new section of hardstanding; the works would not result in harm to the amenity of surrounding residents through a significant increase in noise or disturbance from traffic using these spaces; and would accord with LDF Policy DM1 (B) and 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

Criterion G of the LDF policy DM1 requires the impact of the development to be acceptable in relation to highway capacity and safety or include proposals to mitigate any adverse impacts.

The new widened driveway would provide one car parking space. Similar vehicle crossovers are in place along Marsden Road to allow driveway access.

Both the Council's Traffic and Road Safety team as well as the Parking Manager have not raised any objections to proposal. It is not considered that the works would result in any obstruction or loss of visibility to either pedestrians or motorists using the public highway.

For the above reasons, 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 Policy 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. 3 received 26/04/2018

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.

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:

«END»