

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0488/18/HFUL
Proposal: Proposed detached garage and conversion of existing garage into bedroom with rear extension.
Location: 95 Hawthorn Drive
Jarrow
NE32 4EQ

Site Visit Made: 14/06/2018

Relevant policies/SPDs

- 1 DM1 - Management of Development (A, B, C, G)
- 2 SPD9 - Householder Developments

Description of the site and of the proposals

The application property is a detached dwelling located at the end of a cul-de-sac. Most of the neighbouring properties within this cul-de-sac are also detached, although there are two semi-detached properties next to the application property and to its north. To the south of the application site is an embankment and rail line above this (used by trains and the Metro).

The proposal seeks to provide a detached garage and to convert the existing garage, plus extend it to the rear; as shown on the submitted plans.

Publicity / Consultations (Expiry date 20/06/18)

1) Neighbour responses: None

2) Other Consultee responses

Nexus – no comments to make on this application.

Network Rail – no objections to the principle of the development, but some requirements must be met (as set out in the response) and that should be an informative on the decision, plus copy of the decision should be provided to them.

Assessment

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.

Design / visual amenity

The design of the garage conversion and rear extension to it is acceptable. The flat roof of the extension would be located to the rear and behind the pitched roof of the existing garage, which means that given the surrounding context; it would not be visible from the street.

The design of the proposed detached garage is also acceptable in terms of its size, scale and appearance. It would utilise the existing driveway that serves the application property and would be set

within an area that would need to be excavated so that it could be accessed at the same ground level as the current garage.

The proposals are acceptable in terms of their design and nor are they considered to give rise to any harm to local visual amenity.

A condition is suggested with regards to the proposed materials for the works being as shown on drawing no. 2851 (due to the proposal including some flat roof). Another is suggested in relation to the finished floor level of the proposed garage being the same as the garage it would replace (unless otherwise agreed pursuant to the condition).

Residential amenity

Given the location of the proposals, relative to the neighbouring properties; they are not considered to give rise to any material harm to the residential amenities of the neighbours.

Other matters

The applicant's agent has been made aware of the response from Network Rail, indicating that there should be no problem; as the land slopes away from the rail line and drainage has been taken care of. The plans show drainage information and none of this is close to, or directed towards, the rail line.

An informative is suggested, as per the request of Network Rail.

Whilst there are some trees/conifers situated within the application site and largely along its southern boundary, none are in close proximity to the proposals and as such they are not considered to be materially affected by them.

Conclusion

The proposal is considered to accord with LDF Policy DM1 and SPD9 has been taken into account in reaching this view.

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

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 plans as detailed below

Drawing no. 2850 received 15/05/2018

Drawing no. 2851 received 15/05/2018

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 drawing no. 2851 received 15/05/2018 (unless as otherwise previously 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 finished floor level of the detached garage shall be the same as that of the finished floor level of the existing garage (and as shown on the existing front elevation included within drawing no. 2851 received 15/05/2018), unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development, in the interests of visual amenity 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

- 3 Network Rail Informative

Drainage

All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. All soakaways must be located so as to discharge away from the railway infrastructure. The following points need to be addressed:

1. There should be no increase to average or peak flows of surface water run off leading towards Network Rail assets, including earthworks, bridges and culverts.
2. All surface water run off and sewage effluent should be handled in accordance with Local Council and Water Company regulations.

Fail Safe Use of Crane and Plant

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

Security of Mutual Boundary

Security of the railway boundary will need to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Project Manager.

Network Rail is required to recover all reasonable costs associated with facilitating these works.

Our Asset Protection Team can be contacted on the below details;

Asset Protection Project Manager
Network Rail (London North Eastern)
Floor 3B
George Stephenson House
Toft Green
York
Y01 6JT

Email: assetprotectionlneem@networkrail.co.uk

List of approved plans for standard note

Case officer – delete this list from the report if the approved plans condition 2 is used

Business Support – delete this list from decision notice if the approved plans condition 2 is used

Case officer initials:

Date:

Authorised Signatory:

Date:

«END»