DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0505/18/HFUL
Proposal: Demolish existing garage, coal house and storage sheds contained within enclosed courtyard, erect steel framed building within existing courtyard wall.
Location: Harton Vicarage
182 Sunderland Road
South Shields
NE34 6AH

Site Visit Made: 12/07/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A, B & C)

2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a large detached east facing dwelling in the established residential area of South Shields. The property is set in large gardens surrounded by trees which are protected by TPO. To the northern side of the property there are a number of single storey outbuildings arranged around a courtyard, which is surrounded by a 2.15m high brick wall. In August 2016, the property gained planning permission to widen the existing vehicle access to the site's eastern boundary from Sunderland Road and to realign the boundary wall and gates.

This application seeks full planning permission to construct a detached garage to the northern side of the property following the demolition of the outbuildings and surrounding wall. The garage would have a pitched roof containing roof lights. The walls of the garage would be brick, up to a height of 2.4m to the eastern elevation and 2.1m high to the western elevation (due to the slope of the land); and would be clad in timber above this point. The eaves would be 2.4m high to the eastern elevation and 2.7m high to the western elevation. The ridge would be 1.6m higher than the eaves. There would be a 2.5m high roller shutter door to the eastern elevation. The brick walls of the garage would continue to the south to meet the main dwelling, forming a small courtyard to the south of the garage.

Publicity / Consultations (Expiry date 18/07/2018)

1) Neighbour responses

None

2) Other Consultee responses

Traffic & Road Safety
No objections – recommend approval

Senior Landscape Architect
The site has been re-surveyed recently and TPO 337 was placed on many of the trees including T1 in the report, but T2 was not considered worthy of protection.

Although there will be some work within the root protection area of T1, this is at the outer edge of the roots and I agree with the report that we can allow this to go ahead as long as the tree protection fencing is in place.

I recommend a condition that states the tree protection fencing must be erected as the tree protection plan, and to BS5837:2012, prior to any work on site, in order to prevent any harm to the tree protected by TPO.

Assessment

Policy DM1 seeks to preserve residential and visual amenity.

SPD9 states that in assessing planning applications for all extensions and alterations to dwellings it is important that the following objectives are met:

A) that the visual impact of the proposal on the dwelling and its immediate neighbourhood is acceptable and that high standards of urban design are achieved;
B) that there is no unacceptable impact on the amenity of neighbours in relation to:
i) Privacy
ii) Outlook and Over Dominance
iii) Overshadowing
C) that there is no unacceptable impact on highway safety and off-road vehicle parking;
D) the impact on any trees and their root systems within or adjacent to the property is given appropriate consideration.

SPD9 also states that detached garages should be subordinate to and reflect the character of the existing dwelling. Poorly designed detached garages can be overly dominant and be detrimental to the character of the area. The following matters should also be considered:

- the garage should be located to minimise impact on the street scene. Where possible, detached garages should be located to the side of the dwelling and set back from the front wall of the existing dwelling;

- the garage should be sited so as to retain a minimum driveway length of 5.5 metres between the garage door and the boundary edge of the adopted highway or shared service road verge, or 5.0 metres where a roller shutter garage door is used.

In terms of design, despite its large mass the garage would be subordinate to the host property given the large size of the host property and the site. The pitched roof would be in keeping with the host property and given the number of trees on the site, the garage would not be highly visible from the public domain. The host property does not display any timber cladding as existing however it is not considered that the introduction of contemporary timber cladding would have a significant adverse impact upon the visual amenity of the area. In terms of design, the proposal is therefore considered to be acceptable.

The proposed garage would be set approximately 14m from the site's northern boundary with Nos. 1, 3 and 5 Moore Avenue; approximately 21m from the site's eastern boundary with Sunderland Road; and approximately 25m from the site's western boundary with No. 7 Moore Avenue and No. 5 Glenhurst Grove. Consequently, given the distances to the boundaries it is not considered that the proposal would have any significant adverse impact upon the residential amenity of any neighbouring properties.

The site contains a number of trees, many of which are protected by TPO. An Arboricultural Appraisal Report has been submitted and has been assessed by the Council's Senior Landscape Architect. The two trees closest to the site of works have been classed as T1 and T2. The Senior Landscape Architect does not see that T2 is worthy of protection. It has been recommended that to prevent any harm to T1, a condition is added to require tree protection fencing to be erected for the duration of the works.

The proposal involves the creation of a garage with a roller shutter to provide car parking. Additional car parking would be provided on the existing driveway to the front of the property. The Council's Traffic and Road Safety Team have no objections. Consequently it is not considered that the proposal would have a significant adverse impact upon highway safety.

In conclusion, it is considered that the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, the visual amenity of the area, the amenity of trees or highways safety. Having regard for all of the above, it is considered that the proposal complies with all relevant local and national planning policy and so is therefore recommended for approval.

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 plan(s) as detailed below

Dwg Ref: MWA TPP 001 received 19/06/2018
Dwg No. 003C received 27/06/2018
Dwg No. 004C received 27/06/2018
Dwg No. 005C received 24/07/2018
Dwg No. 006C received 24/07/2018

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 proposed development hereby approved shall be finished in accordance with the details as set out on the application form and as shown on the approved plans as listed in condition 2.

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 development shall not be commenced until the tree protection fencing as set out in "Arboricultural Appraisal Report" ref DEV180605-305 received 19/06/2018, and as set out on drawing number MWA TPP 001 received 19/06/2018 has been erected in accordance

with BS5837:2012. Notices shall be attached to the fencing, stating 'Protected Zone - No Access, Disturbance, Storage or Contamination within Protected Area'. The protective fencing shall be maintained in position and in good order during the whole period of works on site. Works, including the excavation, removal or deposit of earth or other materials shall not be carried out within any area enclosed by protective fencing without the written prior consent of the Local Planning Authority.

To ensure that the health of retained trees within the site is adequately protected during the period of construction 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 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: Seán Gallagher
Signed:
Date: 16/08/2018

Authorised Signatory:
Date:

«END»