DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0548/18/HFUL
Proposal: Garage, roof and drive modifications.
Location: Pinfold, Mundles Lane, East Boldon, NE36 0SP
Site Visit Made: 27/06/2018

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought to make external alterations / extensions to the dwelling called Pinfold in East Boldon. Proposed works would be to extend the existing single garage in the position of an existing yard area, and to provide a pitch roof over an existing flat roof.

Application details state that the proposal would be constructed with brick walls and concrete roof tiles to match those of the existing dwelling. It would have a roller shutter garage door. Application details state that the proposed replacement (and extended) driveway would be of pebble resin. All dimensions of the proposal can be scaled from submitted drawings.

The applicant's agent has confirmed that the replacement (and extended) driveway hardstanding would drain within the application site to a porous / permeable area (a gravel soakaway). Application drawings have been amended accordingly to illustrate this. On its own this part of the proposal would be able to benefit from permitted development (PD).

It should be noted that the original existing and proposed elevations Drawing No. 2885 was amended to correct a minor discrepancy.

Publicity / Consultations (Expiry date 03/07/2018)

1) Neighbour responses

None received

2) Other Consultee responses

Traffic and Road Safety Team (as local highway authority)

No objections

Comments made stating that the new pebble driveway should not extend beyond the site onto the highway or verge / footpath.

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 determination of this application are:

- Design and visual impact
- Impact on residential amenity

- Impact on highway safety

Design and visual impact

The proposed extended garage and new pitch roof would be visible from the public domain to the front. These works would also be visible over a distance from Mundles Lane to the south east. The dwelling would not be increased in width and the proposed pitch roof would improve the appearance of the application dwelling with the removal of a flat roof. Proposed external materials to match those of the existing dwelling (excepting the roller shutter garage door) would be acceptable. A condition is recommended to control that the proposal be constructed in materials as specified in the application. Subject to compliance with this condition it is considered that the overall proposal would improve the appearance of the application dwelling when viewed from both the front street scene and Mundles Lane to the south east. It would be in keeping with the existing built form, and so would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials. It would therefore accord with adopted South Tyneside LDF Development Management Policy DM1 (A).

Impact on residential amenity

The proposed works would be positioned nearest to the property named Passchendaele. No windows would face this neighbouring property. Nearest windows in this neighbouring property are within a rear utility room. The only windows to the side of this neighbouring property facing the application site are at first floor. It is understood that these serve a landing and a bedroom. The proposal would have the greatest impact on the facing first floor landing window, as this would be directly to the front of the proposed pitch roof gable. However this is a non-habitable room. The main facing first floor bedroom window would not directly face the proposed pitch roof. Given the nature of the proposal and the existing built form (including the position of nearest habitable room windows) it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of Passchendaele in relation to privacy, outlook and over dominance, or overshadowing.

Given the nature of the proposal and separation distances, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of any other neighbouring properties in relation to privacy, outlook and over dominance, or overshadowing.

It is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (B).

Impact in highway safety

The proposed extended garage would not build forward. A driveway of an acceptable length would therefore be retained at the application site. The Council's Traffic and Road Safety Team (as local highway authority) has raised no objections to the proposal. It is therefore considered that the proposal would have no unacceptable impacts on highway safety, and so would accord with adopted South Tyneside LDF Development Management Policy DM1 (G).

Summary

For the reasons articulated above, it is considered that the proposal would accord with development plan policy, and so would be an acceptable form of development.

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

- Drawing No. 2884 Revision A received 28/06/2018
- Drawing No. 2885 received 25/06/2018

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 surfaces of the development hereby permitted shall be as specified on Drawing No. 2885 received 25/06/2018, unless otherwise 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 adopted 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 NOTE TO APPLICANT

Please note that alterations to the footway to create or widen a vehicular footway crossing require approval of the Council as Local Highway Authority. Please see https://www.southtyneside.gov.uk/article/38198/Dropped-kerbs-and-crossovers or call 0191 427 7000 for further information.

Case officer: David Rogerson
Signed:
Date:

Authorised Signatory:
Date: