DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0826/18/FUL
Proposal: Renewal of existing external steel staircases to yards of properties.
Location: 9, 11, 13, 15, 26, 28, 30, 32, 33, 34, 35, 36, 38, 40, 50, 52, 53, 55, 65, 67, 77, 79, 127, 129, 130, 131, 132, 134, 136, 137, 139, 164, 166, 168, 185, 187, 193, 195, 201, 202, 203, 204, 206, 208, 233, 234, 235, 236
Arnold Street
Boldon Colliery
NE35 9BE

7, 9, 23, 25, 31, 33, 39, 41, 55, 57, 59, 61, 68, 70, 109, 111, 113, 127, 129, 135, 137, 181, 183, 185, 217, 219, 229, 231
Charles Street
Boldon Colliery
NE35 9BG

Site Visit Made: 31/10/2018

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)
2 SPD9 - Householder Developments

Description of the site and of the proposals

This application relates to a number of terraced properties in Boldon Colliery and seeks to replace the existing metal staircases leading to first floor level within the properties' yards with metal staircases. Two types of staircases are proposed and the submitted application documents set out which properties would receive which staircase type. The stairs would be galvanised steel. Staircase Type 1 would have a single landing whilst Staircase Type 2 would have a double landing.

Publicity / Consultations (Expiry date: 21/10/2018)

1) **Neighbour responses - None**
2) **Other Consultee responses - None**

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010. Policy DM1 seeks to preserve residential and visual amenity. SPD9 provides householder design guidance. There would be no significant further harm to the visual amenity of the area or the residential amenity of neighbouring properties as the proposed staircases would replace existing staircases of very similar design. The construction materials would be acceptable and would not be out of character with the surrounding area. Therefore the proposed development would be acceptable and the application is recommended for approval.

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

Dwg No. S-001 Rev P1 received 02/10/2018
Dwg No. S-002 Rev P1 received 02/10/2018

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 set out on the approved plans as listed in Condition 2 pursuant to this permission 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 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: 22/11/2018

Authorised Signatory:
Date:

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