DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0870/18/DEM
Proposal: Application for prior notification of proposed demolition. Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part II for the demolition of two garage blocks.
Location: Block of Garages No. 1-4 & 7-11
Hollingside Way
South Shields

Site Visit Made: 03/10/2018

Description of the site and of the proposals

This application is for prior approval under Schedule 2 of part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the proposed demolition of two garage blocks on Hollingside Way, South Shields, as indicated on the location plan received 07/08/2018. The assessment is to determine whether prior approval is required for the proposed demolition and any proposed restoration of the site, and if so whether it would be acceptable.

There are 4 garages on one block (1-4) and 5 garages on the second block (7-11). The garage materials are brick with a concrete base. The roof is in need of repair and has asbestos. Demolition works are required as it is not cost effective to repair them. Once the garages are demolished, the site will be used as parking spaces. The existing garage bases are concrete sloping towards the road.

The applicant confirmed that the demolition of the garages will be by mechanical means (360° excavator) and the materials for restoration would be new concrete bases for car parking. The contractor is to organise the waste material as required.

As required by the GPDO, the applicant was required to erect the appropriate site notice informing the public of the proposed demolition works and a copy was submitted with the application. Photos of the site notices (dated and submitted to the council on 7th September 2018) show 4 notices displayed on the garages; two on each block. A site visit was undertaken by the case officer on 3rd October 2018 and the site notices were no longer visible. As the site visit was made 23 days after 7th September, it is considered that the application has been appropriately publicised.

Publicity / Consultations

1) **Neighbour responses**
N/A

2) **Other Consultee responses**
N/A

Assessment

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

The proposed method of demolition would be appropriate given the scale of the garages. The proposed material for site restoration would be concrete, matching the adjacent car parking spaces. The applicant has indicated that drainage channels may be installed to prevent surface water spilling on to the highway (this would be subject to consideration by South Tyneside Homes house property services team, who would be undertaking the works). However, on balance it is considered that due to the property not being located within a critical drainage area and based on the current garages not having any drainage, that the proposal to demolish and provide a concreate hard surface would not alter the current situation in respect of surface water run off and drainage. It is therefore considered that the proposed method of site restoration would be acceptable.

Given the nature and scale of the proposed demolition work, it is considered that the proposed method of demolition and site restoration would be acceptable and is therefore recommended approval.

Recommendation

Prior Approval Required & Given

Informative

1 NOTE TO APPLICANT

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

List of approved plans for standard note

Plan Reference

Location Plan (received 07/09/2018)

Case officer: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:

«END»