DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0936/18/HFUL
Proposal: Installation of vehicle hardstanding to front garden area and road crossover.
Location: 8 North Close
South Shields
NE34 6QD

Site Visit Made: 19/12/2018

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for the installation of a vehicle hardstanding to the front garden and road crossover at 8 North Close, South Shields.

Although the planning application stated that construction had not started, whilst on a site visit it was noted that the concrete driveway was in fact complete. A section of the fence had been removed to make way for the driveway but the proposed double gates had not yet been installed. Photos taken on site were forwarded to the Traffic and Road Safety Team and Environmental Protection for comment.

The driveway measures 7m x 3m and is located 1m from the existing footpath along the southern boundary; 1.6m from the common boundary shared with No. 6 North Close and 1.6m from the front elevation of the existing dwelling. The driveway links up with the existing public footpath at the end of the driveway.

Publicity / Consultations (Expiry 24/12/2018)

1) Neighbour responses
None received

2) Other Consultee responses
Traffic and Road Safety –

- Our construction team will need to construct the dropped kerbs to access the driveway. They may also wish to look at the verge hardening the applicant appears to have done to see if it is fit for purpose. Any works required would need to be at the applicant's expense.

Environmental Protection –

- I have checked the surface water flood maps and there is no surface water issues indicated within the vicinity. Please note these are predictive models and like all models are prone to some inaccuracies. I have also researched our files and see no reports of flooding issues within this street.

Assessment

The main issues relevant to the determination of this application are;

- Impact on visual and residential amenity;
- Highway safety; and

- The risks caused (if any) on any localised surface water flooding that may exist within the vicinity of the application site.

Visual and Residential Amenity

There are numerous dwellings on North Close that host driveways built on front gardens. It is considered that the development would have no unacceptable visual impacts, and so would accord with adopted South Tyneside LDF Development Management Policy DM1 (A) and the associated SPD9 in relation to design.

Based on the position and size of the new section of hardstanding; the works would not result in harm to the amenity of surrounding residents through a significant increase in noise or disturbance from traffic using these spaces; and would accord with LDF Policy DM1 (B) and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Highway Safety and Surface Water Flooding

The Council's Traffic and Road Safety Team (as local highway authority) initially raised concerns regarding the verge hardening on the footpath which has already been constructed and that the driveway is non-permeable. The highways team can resolve the verge hardening issues when on sites. The driveway is sloped and therefore surface water would naturally run off the driveway on to North Close.

The concrete driveway is not permeable. The driveway is sloped towards North Close so any surface rainwater would run on to North Close itself. SPD 9 states that 'where planning permission is required for a new or replacement surface, it is unlikely to be viewed favourably where water could not be absorbed within your property, as the combined effect of this form of development can increase the risk of flooding in your local area.' The lead flood authority was consulted to see if there are flooding issues on North Close and within the estate. It was confirmed that there are no surface water flooding issues on North Close or within the vicinity.

The works within the adopted highway (i.e. the laying of a hard surface and dropped kerb) are does not benefit from Permitted Development as the retrospective driveway is built from non-permeable materials. However it is recommended that an informative be attached to any decision notice to advise the applicant that works should not have been undertaken within the adopted highway without the permission of the Council, and that they should contact the Council's Construction Team as soon as possible in relation to this matter.

It is considered that the retrospective driveway would not cause any other harm in relation to highway or public safety. It is therefore judged that the proposals would be acceptable in terms of highways safety and flood risk and would be in accordance with LDF Policy DM1 (G and K).

Conclusion

It is considered that the proposal would be in accordance with Local Development Framework (LDF) Policy DM1 (A, B, G and K) and SPD9. The proposal would be an acceptable form of development.

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

Recommendation

Grant Permission Householder No Conditions

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
A vehicle crossover / dropped kerbing must be undertaken to avoid damaging the public highway. 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.

4 NOTE TO APPLICANT
Any gates to not open out over the existing highway/footpath.

5 NOTE TO APPLICANT
Any vehicle parked on the driveway must not overhang the existing highway/footpath.

Case officer: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:

«END»