

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0263/19/HFUL
Proposal: Removal of existing entrance canopy and erection of porch.
Location: 21 High Trees
South Shields
NE34 8EW

Site Visit Made: 25/04/2019

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for the removal of the existing entrance canopy and the erection of a porch along the front elevation at 21 High Trees, South Shields.

The porch would be centrally located along the front elevation overlooking the garden/driveway at no. 21 High Trees. The proposed porch would measure 3.181m wide and project 1.2m from the front elevation. The porch would host a pitched roof measuring 3.4m to the ridge and measure 2.1m to the eaves.

The detached dwelling is located in a residential estate in South Shields. The proposed materials would be brick and stone walls, interlocking roof tiles, upvc windows and a composite door to match existing.

Publicity / Consultations (Expiry date 17/05/2019)

1) Neighbour responses

None

2) Other Consultee responses

Traffic and Road Safety – no highway comments

Assessment

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

- Design and visual impact;
- Residential amenity; and
- Highway Safety

Design/Visual Amenity

The proposed porch size, scale and design would be acceptable in terms of its relationship with the host property and immediate area. The neighbourhood is a mix of house types, many with extensions and/or alterations. The proposed materials would be suitable in relation to the existing dwelling.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9.

Residential Amenity

No. 19, 20 and 22 High Trees are the adjacent properties to consider when assessing potential impact upon residential amenity.

SPD 9 states that windows should be avoided or obscure glazed if facing neighbouring properties. Windows are proposed for the side elevations facing adjacent neighbours; however the front elevations of no. 19 and 20 High Trees are located 14m from the proposed porch. Front elevation windows at no. 22 High Trees would be located at least 5m from the proposed porch at no. 21 High Trees.

For these reasons, it is not considered that the development would result in harm to the amenity of No. 19, 20 and 22 High Trees or any other surrounding residents due to spacing and orientation, and would accord with SPD 9 and LDF Policy DM1 (B).

Highway Safety

The Council's Traffic and Road Safety Team (as local highway authority) have responded and have no comments to make. It is therefore judged that the proposals would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

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

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

- A201 Rev B, Received 09/05/2019
- A202 Rev C, Received 09/05/2019
- A204 Rev A, Received 10/05/2019

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 of similar appearance to those used in the construction of the exterior of the existing building on which the extension will form part. 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: Emma Thomas

Signed:

Date:

Authorised Signatory:

Date:

«END»