DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0905/19/HFUL
Proposal: Construction of detached garage to rear of property and creation of new vehicular access onto Bulmer Road.
Location: 10 Ridley Grove
South Shields
NE34 6RN

Site Visit Made: 17/01/2019

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for the construction of a detached garage to the rear of the property and the creation of a new vehicular access on to Bulmer Road at 10 Ridley Grove, South Shields. Bulmer Road runs along the rear garden boundary. The proposed garage would measure 10m long, 4m wide, measure a pitched roof ridge height of 3.5m and eaves height of 2.4m. The proposed facing materials are smooth render walls with facing brick, tiles to match existing, upvc windows and a upvc galvanized metal roller door.

10 Ridley Grove is a semi-detached bungalow located within a well-established residential area of South Shields. The dwelling hosts a detached garage in the rear garden along the northern elevation which is accessed via Ridley Grove.

Bulmer Road is an adopted road with no parking restrictions and is also a no through road. The road width measures 5.81m wide and cars are parallel parked along the road outside the Aged Miners Homes.

Publicity / Consultations (Expiry date 02/01/2020)

1) **Neighbour responses**
None received
2) **Other Consultee responses**
Traffic and Road Safety –
- Foliage adjacent to rear vehicular access to be cut down to 1.0m immediately adjacent to the new opening. Agreed with resident;
- Application does not take into account the change on height from resident's garden to the adjacent carriageway. This could be quite steep and there is a risk of grounding;
- Rear verge is adopted highway so applicant will be required to request a driveway crossing through South Tyneside Council Construction Team.

Assessment

The main issues relevant to the determination of this application are;
- Impact on visual and residential amenity; and,
- Highway safety

Visual and Residential Amenity

In terms of residential amenity, although visible from the rear elevations and rear garden areas, it is considered that the adjacent neighbours (no. 8 and 12 Ridley Grove) are located a sufficient distance away from the proposed development to ensure the occupiers would not be adversely affected by the proposed garage. The neighbours to the rear of the property along Bulmer Road (no. 18 and 19 Bulmer Road) are located 11.6m away from the rear boundary of no. 10 Ridley Grove. Due to the distances between the adjacent neighbours and the proposed detached garage, it is considered to not adversely impact upon the attached and adjacent neighbours, in terms of loss of outlook, light and over-dominance.

In terms of visual amenity, the rear boundary treatment (of the properties that front Ridley Grove) along Bulmer Road host a mix of materials; including brick walls, timber fences and foliage. The proposal would see the partial removal of the existing rear boundary foliage and 1.8m high fence (not visible from Bulmer Road) and the construction of the front elevation of the proposed garage which would include a roller shutter door. The eaves height of the proposed garage would project 0.6m above the existing fence and the ridge height would project 1.7m above the existing fence. Many properties along Ridley Grove whose rear boundary overlook Bulmer Road host structures in the rear garden which are partially visible from Bulmer Road, however, in these cases there is an intervening boundary treatment giving partial screening. It should be noted that there is an existing shed within the rear garden to the application site, set 2.7m from the boundary, which will be removed through these proposals, that can be partially seen from Bulmer Road. Due to the mix of materials along Bulmer Road and rear garden structures, it is considered that the proposal would be considered acceptable in terms of visual amenity.

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.

Highway Safety

The proposed garage would be set back 1.4m from the back of the main carriageway of Bulmer Road. The garage door would be a roller shutter (non-projecting style door) and a condition is recommended to ensure the installation and retention of such a door, so not to cause any obstruction to the highway. It is acknowledged that unless the garage door in automated, any vehicle accessing the garage for the purposes of parking, would have to park on the highway when opening and closing the roller shutter door. There are no parking restrictions on the highway immediately adjacent or opposite the proposed garage, that would prevent the parking of a vehicle in this location.

The adjacent neighbours to the rear boundary (no. 18 and 19 Bulmer Road) do not host a private driveway. There are no parking restrictions along Bulmer Road and therefore cars are often parked along the highway. Bulmer Road measures a width of 5.8m and a standard parallel parking bay would typically measure 2m wide (as confirmed in Manual for Streets). If a car was to parallel park directly opposite the proposed garage, a highway width of 3.8m would remain which is considered to be sufficient to enable a vehicle to manoeuvre in and out of the proposed garage.

The Council's Traffic and Road Safety Team (as local highway authority) were consulted on the proposal and initially raised concerns regarding highway safety in relation to the height of the foliage adjacent to the new opening on Bulmer Road and resultant visibility. Although the pruning of foliage cannot be controlled through a condition, following discussions with the applicant, it was agreed that the foliage would be pruned to 1m high, for visibility purposes. Concerns were also raised regarding the change of height from the residents' garden to the adjacent carriageway which could be steep with a risk of grounding. This can be resolved by installing a vehicle crossover / kerb dropped, the works to be undertaken by the Local Highway Authority. An informative has been recommended advising that the STC construction team should carry out the works. The Traffic and Road Safety Team had no further comments to make regarding the proposal.

It is considered that the proposed garage, vehicular access and dropped kerb would not cause any other harm in relation to highway safety. It is therefore judged that the proposals would be acceptable in terms of highways safety and would be in accordance with LDF Policy DM1 (G).

Other matters

The proposed plans indicate that the existing garage would be retained. Both the existing and the proposed garage are permissible for uses incidental to the enjoyment of the dwelling house only.

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.

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 as detailed below

Proposed Section AA Plan, Received 12/11/2019
Proposed Ground Floor Plan, Received 12/11/2019
Proposed Elevation Plans, Received 12/11/19
Proposed Site Plan, Received 12/11/2019

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.

4

The garage door of the development hereby approved shall be a roller shutter type door / an up and over retractable door of a type which does not project forward of the building line whilst opening or closing. Such a non-projecting garage door shall be retained thereafter.

To provide a satisfactory standard of layout and to ensure that the garage door does not project over the highway in the interests of highway safety and 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

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.

Case officer: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:

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