DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0187/20/HFUL
Proposal: Detached garden room.
Location: 9 Cauldwell Villas
South Shields
NE34 0RZ

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 west facing semi detached dwellinghouse in South Shields. To the rear there is a moderately sized garden which is predominantly paved, with a decked area to the northeastern corner.

This application seeks full planning permission to erect a detached garden building. The existing decked area wold be removed.

Publicity / Consultations (Expiry date 07/04/2020)

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. The main considerations are the impacts the development will have on visual and residential amenity.

LDF Policy DM1 seeks to preserve residential and visual amenity. SPD9 sets out guidance for householder developments and states that detached buildings should be of a scale, design and position that do not result in any adverse impact upon neighbouring properties or the surrounding area. Proposals to the rear of the host property are likely to have less impact upon the surrounding area than a structure to the front or side of the host property. Proposals for such structures will be assessed on their own merits and in relation to impacts on the neighbouring properties and street scene.

The proposed garden building would be set 1m from the site's northern boundary with No. 7 Cauldwell Villas. That property has a garage upon the boundary, and the northwestern corner of the proposed garden building would be set 4.2m from the southeastern corner of No. 7. Given this distance there would be no significant adverse impact upon the residential amenity of No. 7.

The proposed garden building would be set 7.1m from the site's southern boundary with No. 11 Cauldwell Villas, and 14.6m from that property itself. Given this distance there would be no significant adverse impact upon the residential amenity of No. 11. Whilst there would be a window in the southern elevation of the proposed garden building, this would be set 7.1m from the boundary with No. 11's

garden and would not directly look towards that dwelling itself. It is not considered that there would be such a significant loss of privacy to No. 11 to warrant refusal.

Whilst there would be a window to the rear overlooking the rear lane, this would not result in any significant loss of privacy to any properties to the rear across the back lane.

The proposed development would have no significant adverse impact upon the residential amenity of any other properties.

The proposed development would be set to the rear garden but would be visible from the back lane. Nevertheless, there are a number of detached garages and outbuildings in the area and as such the detached outbuilding would not appear out of character with the area. It would be of an appropriate scale and massing in relation to the host property and surrounding properties. The proposed building would be clad with light grey cedar effect cladding, with light grey render to the front (western) elevation. The roof would be grey felt. These materials are deemed to be acceptable. In summary, the proposed development would have no significant adverse impact upon the visual amenity of the area.

Summary

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, or the visual amenity of the area. Consequently the proposal would comply with all relevant local and national planning policy; the application is therefore recommended for approval.

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

Drg No. 0796/6544/882 received 05/03/2020
"Site/Roof Plan Proposed" received 05/03/2020

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 in the plans 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: 29/04/2020

Authorised Signatory:
Date:

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