DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0884/20/HFUL
Proposal: Creation of single pedestrian gate and additional pier in front boundary wall. A new front gate and the two existing piers increased in height to match the height of the gates and new pier. Timber trellis panels installed above the wall to reach to average height (pavement slopes) of 2m. Trellis to be painted dark neutral colour to match gates and rainwater goods on house.
Location: 7 North Avenue
South Shields
NE34 6AX

Site Visit Made: 03/12/2020

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for the creation of single pedestrian gate and additional pier in front boundary wall. A new front gate and the two existing piers increased in height to match the height of the gates and new pier. Timber trellis panels installed above the wall treated in a dark neutral colour to match gates and rainwater good on the house at 7 North Avenue, South Shields.

The semi-detached property is located within an established residential area of South Shields. The street is generally characterised by fairly large properties, which are set back from the highway within private gardens and behind substantial boundary walls, fencing and hedges. There are a significant number of trees within the curtilage of the application site, including trees that are protected by a TPO.

The proposal relates to the existing boundary treatment along the northern boundary directly facing North Avenue. The existing boundary treatment consists of a brick wall which increases in height as it runs west towards no. 11 North Avenue with wall piers located either side of the main access gates. The proposal is to replace the existing main access gates with main entrance gates finished in a dark neutral colour. A pedestrian side gate is also proposed which would be located adjacent to the existing (west) wall pier and also finished in a dark neutral colour. An additional wall pier (constructed with red brick to match the existing wall piers) would be located west of the pedestrian gate creating a total of 3 no. wall piers.

The 16 trellis privacy screen panels would be constructed above the boundary brick wall supported by timber posts in-between each trellis panel. The timber posts would measure a total height of 2m and be grounded in concrete foundation to the garden side of the brick wall. The existing brick wall would be repointed and made good.

Plans were amended reducing the height of the trellis, removal of the timber finials and an increase in height of the 2 no. existing brick piers to match the height of the new access gates.

Publicity / Consultations (Expiry date 16/11/2020)

1) **Neighbour responses**
None received

2) **Other Consultee responses**

Tree Team –

- In principle the trellis posts should ok, but they should hand dig and use a method that will allow the slight adjustment of the posts position if there are tree roots larger than 25mm in the desired location.
- Just to confirm that I have had a look at the Sycamore trees to the front today. T15 on the application plans is T12 on TPO: 16. The tree is in a poor condition with a sparse crown with large amount of deadwood, I would recommend allowing removal.

Traffic & Road Safety –

No highway comments

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity, including its impact on trees;
- Impact on residential amenity; and
- Highway safety

Design and Impact on Visual Amenity, including on Trees

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

SPD 9 requires the design, height and materials of walls and fences to complement the original character and materials of the property and neighbourhood. The use of stone, artificial stone, brick walls, good quality timber fencing, metal railings or hedges will usually be appropriate depending on the type and colour of the materials and the character of the area and individual property.

Policy DM1(C) requires development to protect existing soft landscaping, including trees and hedges, where possible or provides replacement planting where necessary.

The proposed trellis screen above the existing brick front boundary wall, replacement of the main access gates, pedestrian gate and an additional brick pier would be considered acceptable in terms of impact on the applicant property and neighbourhood. The existing timber main access gates would be replaced with timber main access gates. The proposed pedestrian gate would also be of timber construction. Both would be painted a dark neutral colour to match the rainwater goods on the house, which does not match the colour of the existing gates, however there are a number of properties along North Avenue which host trellis screens/timber boards above a brick wall and are a mix of colours; therefore no uniform colour. It is therefore considered that the proposed additions would not detract from the design and materials of the individual property and neighbourhood.

In terms of impact on the streetscene, the style and height of the enclosures along North Avenue varies but are generally quite high and substantial. Many properties have high hedges and planting behind / above walls. The proposed trellis would be set off the brick wall and drop down in height in line with the drop down of the brick wall, maintaining the design of the existing boundary.

The attached property (no. 5 North Avenue) also hosts a brick wall along the front boundary with planting behind. Although both properties have a front brick boundary wall of similar height and materials with (different) planting behind, the walls are not identical and as such the changes proposed would not create an unbalance to these semi-detached houses. The existing boundary is not, when looked at

more closely, read as one continuous form of enclosure. Furthermore, the existing brick wall would be retained providing continuity across both no. 5 and 7.

On balance and based on the character of the area, the proposals would be acceptable and would not appear out of character or incongruous in the street scene.

SPD 9 also advises that driveway gates should match the height of the main front garden or railings and highway visibility should always be maintained. Although the proposed main access gates would increase in height by 0.46m, they would match the height of the brick wall with the addition of the timber trellis and increased pier height. The driveway gates height increase would not detrimentally impact an existing vehicular access point along the front boundary.

Therefore 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 the guidance contained within SPD 9.

There are a significant number of trees within the curtilage of the planning application site, including six trees that are protected by Tree Preservation Order 16 (2008); T12, T13, T14, T15, T16 and T17. A tree survey was submitted in support of the application showing the location of the trees with Tree Preservation Orders within the curtilage of the property. Tree T12 (sycamore) is listed as T15 within the Arboricultural Implications Assessment (AIA) and is located in close proximity to the existing brick wall along the front boundary. The AIA identified the tree as '*Low vitality. Declining. Ivy on tree. Unable to inspect stem due to Ivy. Dieback in crown. Low bud/leaf density*.' The recommendation is to remove the tree and the root. The tree officer visited the site and concluded that the tree is in a poor condition with a sparse crown with large amount of deadwood and would recommend allowing the removal.

The applicant has also advised that the remaining trees with TPOs would not be affected by the proposal. The tree team were consulted on the proposal and advised that in principle the trellis posts should be ok, but they should hand dig and use a method that will allow the slight adjustment of the posts position if there are tree roots larger than 25mm in the desired location. A condition with regard to the construction of the posts has therefore been suggested.

Subject to such a condition, it is considered that the proposed development would be acceptable with regard to its impact on trees, and would be in accordance with Policy DM1 (C) of the South Tyneside Local Development Framework.

As such, it is concluded that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

In terms of potential impact on residential amenity, the proposals are additions to an existing front boundary and vehicular access. The front boundary treatment would increase in height; however this would not have any adverse impact on neighbouring properties in terms of residential amenity.

As such, the proposed development would accord with LDF Policy DM1 (B), SPD 9, and the requirements of the NPPF.

Highway Safety

The Council's Traffic and Highway Safety Team (as the Local Highway Authority) were consulted on this proposal due to the increase in the front boundary treatment. They have responded and have no further comments to make on the proposal.

It is therefore judged that the development would be in accordance with the requirements of LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B, C and G), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the National Planning Policy Framework.

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. AWB157-010 Rev B – Front Boundary Elevations Existing & Proposed, Received 26/01/2021

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 materials for the proposed boundary treatment hereby permitted shall be as those stated on drawing number AWB157-010 Rev B (received 26/01/2021). 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. Construction works associated with the trellis posts shall be carried out in accordance with drawing AWB157-010 Rev B, received 26/01/2021 and shall be hand dug which will allow the slight adjustment of the posts position if there are tree roots larger than 25mm in the desired location.

To ensure that the health of the trees to be retained within the site is adequately protected during the period of construction in accordance with British Standard 5837 and Policy DM1 of the South Tyneside Local Development Framework.

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 This grant of planning permission relates solely to the operational development associated with the new boundary treatment. It does not give consent for any works to the existing trees which are subject to a tree preservation order.

The written approval of the Local Planning Authority would be required separately from this planning permission for any works that are required to these protected trees.

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 17/02/2021

Authorised Signatory:
Date:

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