DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0148/21/FUL
Proposal: New shop front with external security shutters
Location: 12-14 Mountbatten Avenue
Hebburn
NE31 2QP

Site Visit Made: 17/06/21

Relevant policies/SPDs

1 DM1 - Management of Development (A)

Description of the site and of the proposals

The site to which the application relates is a ground floor retail unit. The unit is located within a row of terraced shops with flats above and a row of garages to the rear. The building is located within a residential area of Hebburn. The shop entrance is located to the southern side of the existing shop front.

Planning permission is sought for the replacement of the existing shop front with a new shop front (existing entrance door replaced with new electric opening door) and the installation of 2no. electric roller shutters which shall cover the existing 4no. manual roller shutters on the new shop front.

Publicity / Consultations (Expiry date 17/06/21)

1) Neighbour responses

One response was received from a neighbouring occupier with no objections to the proposal.

2) Other Consultee responses

None received.

Assessment

Having had regard to the scale of the property to which the application relates it is considered that the proposal represents only minor works, which will not significantly affect its overall character and appearance and which are in keeping with the commercial character of this area where there are existing shop frontages and shutters. Therefore, the proposed works would not be detrimental to the visual amenity of the area. The proposal is considered satisfactory and would accord with the adopted South Tyneside Local Development Framework Policy DM1 (A) in this respect.

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

Recommendation

Grant Permission 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:

-Proposed Elevations Drawing No. 05 received 22/04/2021

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 Within three months of their installation the electric roller shutters hereby approved, shall be colour coated Saturn Black, as stated on the application form for planning application ST/0148/21/FUL, received 18/03/2021, 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.

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 NOTE TO APPLICANT

Advertisement consent may be required for the installation of external advertisements.

Case officer: James Wellwood
Date: 17/06/21

Authorised Signatory:
Date:

«END»