DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0010/21/HFUL
Proposal: Proposed construction of brick double garage to rear of property replacing existing pre-fabricated garage.
Location: 11A Natley Avenue
East Boldon
NE36 0LZ

Site Visit Made: 24/06/2021

Relevant policies/SPDs

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

Description of the site and of the proposals

The application site is a large semi-detached property located in a residential area of East Boldon. The property currently hosts a detached pre-fabricated garage which is in a state of disrepair and is located along the rear boundary and directly adjacent to a back lane.

The application proposes to demolition the existing garage and erect a larger detached garage at 11A Natley Avenue which would also be located along the rear boundary. The proposed garage would measure a width and depth of 6m, the pitched roof ridge height would measure a height of 4m and the eaves height would measure 2.5m high. Both side elevations would host facing brick, the rear elevation would host a roller shutter door with small window above, the front elevation (facing in to the rear garden) would host 2 no. windows and 1 no. door. A new 1.8m high boundary fence would replace the existing rear boundary fence.

The proposed materials would be red brick, roof tiles, grey colour composite door and windows and a grey roller shutter door.

Publicity / Consultations (Expiry date 01/07/2021)

1) **Neighbour responses**
None received
2) **Other Consultee responses**
Traffic & Road Safety - Roller shutters required - no doors which open up onto the highway.

The East Boldon Neighbourhood Forum was also notified of the proposed development. No response was received.

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 double garage would not be visible from Natley Avenue but would be visible from the back lane which runs along the rear boundaries of Natley Avenue and St Mary's Terrace. The existing pre-

fabricated garage and boundary fence are in a state of disrepair and the proposal would improve the visual appearance of the rear boundary. The proposed materials are also considered to be acceptable. Therefore it is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A), and the associated Supplementary Planning Document (SPD) 9 'Householder Developments'.

Residential Amenity

Given separation distances and the existing built form, it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of any neighbouring properties in relation to loss of privacy, outlook and over dominance, or overshadowing. In terms of the adjacent neighbouring properties using the back lane and garage, although the proposed garage at no. 11A would be wider and be located closer to the garage of no. 15 Natley Avenue, no. 11A already hosts a rear garage. Therefore the development is considered to be acceptable in terms of residential amenity and would be in accordance with LDF Policy DM1 (B).

Highway Safety

Traffic and Road Safety (as the local highway authority) were consulted on this proposal and advised that the new garage would require a roller shutter door so that no doors open on to the highway. A condition has been included restricting the garage door to a roller shutter door. It is considered that the development proposed would accord with policy DM1(G) and the guidance contained within SPD9.

Conclusion

Overall it is considered that the proposal would accord with development plan policy, and so it 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(s) as detailed below

Drg. No. NAG001 Rev B - received 04/05/2021
Drg. No. NAG003 - received 04/05/2021

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 garage hereby permitted shall be as those stated on the application form (received 04/05/2021). 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 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

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 01/07/2021

Authorised Signatory:
Date: