

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0640/21/HFUL
Proposal: Raise height of rear boundary to 1.8 metres with the addition of open boarded timber fencing on top of the existing boundary wall, new 1.8 metre high gate and new 1.8 metre high open boarded fencing to either side of rear garden.
Location: 91 Lindisfarne Road
Jarrow
NE32 5UN

Site Visit Made: 26/08/2021

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 an east facing semi-detached property in Jarrow. The property faces the A19 dual carriageway. The rear west facing garden faces onto an access road and a large area of grassed open space to the rear. This application seeks planning permission to raise the height of the rear boundary to 1.8 metres, with open boarded timber fencing proposed on top of the existing rear boundary brick wall. A 1.8 metre high gate is also proposed to the rear boundary. Additionally the two side boundaries are proposed to be replaced with 1.8 metre high open boarded fencing.

Publicity / Consultations (Expiry date 10/09/2021)

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 issues relevant to the determination of this application are the:

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity.

Design / visual amenity

Policy DM1 (A) states that a development should be designed to convey sensitive consideration of 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.

SPD9 states that walls, fences and gates, particularly to front and side boundaries can have a significant effect on the appearance of a property and streetscape. The design, height and detailing of boundary

walls, fences and gates therefore play an important role in defining the character and appearance of residential areas, houses and streetscape. SPD9 continues to state that the design, height and materials of walls and fences should always complement the original character and materials of the property and neighbourhood and that expanses of high close-board fencing bordering public areas should also be avoided.

It is noted several properties at Lindisfarne Road have boundary treatments of equal height or taller to their rear boundaries. In this regard, it is not considered the development as proposed would appear unacceptable within the streetscene when viewed from the rear. To the front, the heightened boundary fence would not come forward of the principal elevation of the dwelling and the low boundary treatment would be retained to the front boundary and front side boundaries. In this regard, the proposal is considered acceptable and in accordance with LDF Policy DM1 (A) and the guidance contained within SPD9.

Impact on residential amenity

Given the nature of the proposal, there would be no impact on the neighbours to the north or south (93 and 89 Lindisfarne Road) in terms of outlook, privacy or overshadowing. Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

Fallback position

It is noted the proposed works to the side boundary are permitted development and would not have required planning permission. However as the scheme has been submitted for consideration, an assessment has been undertaken.

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

Photograph No. 9 received 05/07/2021

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.

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 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

3 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: Nick Graham

Signed: N. Graham

Date: 15/09/2021

Authorised Signatory:

Date:

«END»