

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0648/21/HFUL
Proposal: Gravelled vehicle hardstanding to front garden including vehicle crossing with new gates and proposed dropped kerb from the B1299.
Location: 10 Station Road
East Boldon
NE36 0LD

Site Visit Made: 08/09/2021

Relevant policies/SPDs

- 1 DM1 - Management of Development (A, B, C and G)
- 2 DM6 - Heritage Assets and Archaeology (B – iii)
- 3 SPD9 - Householder Developments
- 4 SPD15 - East Boldon Conservation Area Management Plan
- 5 East Boldon Conservation Area Character Appraisal
- 6 East Boldon Neighbourhood Plan

Description of the site and of the proposals

The property the subject of this application is a two storey end terrace house located on the north side of a long, primarily residential street, and is within the East Boldon Conservation Area. It is described within the East Boldon Conservation Area Character Appraisal document as: a later Victorian / early Edwardian red brick terraced house much like others in the sub-area, it has a deep, tree filled garden with tall hedges enclosing it from the street.

Many other properties along Station Road (including the attached neighbour) host dropped kerbs for vehicular access and some with double gates along the front boundary.

This application seeks planning permission to construct a paved vehicle crossover, a dropped kerb and to change part of the front garden in to a car parking space using permeable hardstanding gravel (grey chippings). The driveway would measure a length of 10m, the existing pedestrian gate and part of the existing brick wall/hedge would be removed so that the timber painted double gates could be installed along the front boundary. The double gates would measure a width of 4m and would match the existing gate in style and colour. 2 no. brick pillars would also be installed, 1 no. either side of the double gates.

A neighbour re-notification was undertaken and a second Development within a Conservation Area site notice was displayed following amendments to the drawings.

Publicity / Consultations (Expiry date 14/09/2021)

1) Neighbour responses

1 objection received from 16 Station Road –

- It would be a shame to remove the current garden frontage which is noted as an asset to the appearance of the conservation area. Many mature green boundaries and trees have been removed from Station Road over 30 years.
- There is ample access for vehicles via our back lane and this property has a new double garage in the lane.
- Station Road is increasingly busy and there is a bus stop near to this property.
- I would think another car accessing this street would add to congestion.

1 objection received from 16 Station Road (following the re-notification due to amended plans) –

- A key issue identified in the East Boldon Character Area Appraisal is "Preventing loss or alteration of traditional garden boundaries, Managing tree coverage, retaining hedges and green gardens" This proposal goes against these recommendations as it will involve removing mature hedging and lawn, thereby visually altering the verdant nature of the streetscape.
- The East Boldon Neighbourhood Plan also supports these Conservation Area issues. Mature boundaries made using brickwork which matches the property are part of the heritage assets of the Village.

2) Other Consultee responses

Historic Environment Officer –

Initial & Final Comment - I am of the view that the above proposal would have a neutral impact on the character and appearance of East Boldon Conservation Area. I therefore have no objections.

Traffic and Road Safety Team

Initial comment – We either need it to be 3m wide or the opening to be splayed for vision.

Final comment (following amended plans relocating the vehicle access to the centre of the front boundary) – STC construction team to install crossing and to approve the proposal.

East Boldon Neighbour Forum – no response received.

Assessment

Local Development Framework Policy DM1 - seeks to preserve residential and visual amenity, and highway safety. SPD9 sets out guidance for householder developments and states that planning permission will be required in circumstances where the crossing will open on to a classified road. Where planning permission is required, there will be a general presumption against those proposals that would unreasonably impact upon the local highway network, whilst the siting of a crossing should have regard to the design layout of an estate. DM1(c) also states the development will protect the existing soft landscaping, including trees and hedges.

Supplementary Planning Document 15 - East Boldon Conservation Area Management Plan - states that boundary walls and railings are important architectural and streetscape features and that historic boundaries should be retained, repaired or reinstated as necessary using appropriate techniques and detailing to match the original.

East Boldon Neighbourhood Plan - EB3 – Design

Development should conserve local distinctiveness by demonstrating high quality design which both respects existing character and responds to the distinctive character of the area, it should take account of the East Boldon Design Code. Development will be supported where it:

- a. Maintains and where possible enhances the character of the locality, paying particular attention to the appearance, size, scale and density of the proposed development
- i. Adopts the principles of sustainable drainage, where appropriate;
- k. Provide car parking and cycle storage in accordance with the parking standards set out in the East Boldon Design Code Annex on Parking and which is appropriately sited within the development

East Boldon Neighbourhood Plan - EB4: Heritage Assets

Development within or affecting the setting of the East Boldon Conservation Area will be supported where it preserves or enhances the character or appearance of the conservation area and its setting. Development will be supported where it:

- a. Preserves or enhances the special character and distinctiveness of the conservation

- area; and
- b. Pays special attention to the quality of the historic architecture and village character of the area in its design, use of materials, detailing and finishes, boundary treatment and use of hard and soft landscaping.

The following are key considerations when assessing the impact of development on the character or appearance of the conservation area and its setting:

- j. Boundary treatments, including garden walls and retaining walls should reflect locally distinctive forms and materials.

East Boldon Neighbourhood Plan - East Boldon Design Code

Section 3 (design questions) provides a set of general questions which are to be considered when assessing a design proposal. In terms of car parking, part 3.1.9 (car parking solutions) lists 4 questions to consider -

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?

Under section 4 (design codes) of the East Boldon Design Code, part 4.2.7 relates to vehicle parking which states that parking areas and driveways should, where feasible, contribute to surface water management, for example using permeable paving. The section which relates to on-plot side or front parking states the following -

- On-plot parking can be visually attractive when it is combined with high quality and well-designed soft landscaping. Front garden depth from pavement back should be sufficient for a large family car.
- Boundary treatment is the key element to help avoid a car-dominated character. This can be achieved by using elements such as hedges, trees, flower beds, low walls, and high-quality paving materials between the private and public space.
- Hard standing and driveways should be constructed from porous materials to minimise surface water runoff.

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

Visual amenity of the street scene and character and appearance of the Conservation Area

The street contains a number of dropped kerbs and vehicle crossings directly from Station Road and the front gardens / boundaries also contain a mix of tree species and hedgerows. The existing front boundary consists of a low brick wall with a small gate; 3 no. brick piers and a hedge above.

A comment was made on the proposal stating that the current garden frontage is an asset to the appearance of the Conservation Area and that many mature green boundaries and trees have been removed from Station Road over the years. They also stated that the East Boldon Neighbourhood Plan also supports these Conservation Area issues. Mature boundaries made using brickwork which matches the property are part of the heritage assets of the Village. They also stated that a key issue identified in the East Boldon Character Area Appraisal is "Preventing loss or alteration of traditional garden boundaries, managing tree coverage, retaining hedges and green gardens" This proposal goes against these recommendations as it will involve removing mature hedging and lawn, thereby visually altering the verdant nature of the streetscape.

The East Boldon Neighbourhood Plan does not have a specific policy in relation to trees and hedges however it does state that the materials proposed for new boundary features should be of high quality, responding to the village character and have strong attention to architectural detailing. Suitable boundary treatments should be consistent along a street frontage and in-keeping with the village vernacular (which includes hedges).

The height and appearance of the proposed boundary wall and 2no. gates would match the existing boundary treatment and would therefore appear in keeping with the existing boundary features; positively contributing to the character and appearance of the Conservation Area. The Historic Environment Officer also commented that the proposal would have a neutral impact on the character and appearance of East Boldon Conservation Area. With regards to the mature green boundary, the boundary treatment either side of the driveway would be retained, however these could be pruned / removed without requiring planning permission.

Although a large proportion of front garden would be removed to provide the vehicle hard standing, a substantial amount of the front garden would still remain. In addition, the enclosure of this area of land would be consistent with the other large garden frontages within the street scene, whilst the low boundary wall would be in keeping with the original boundary treatment.

It is considered that the proposed development is acceptable with regard to the envisaged impact on the character and appearance of both the host property and the East Boldon Conservation Area of which it forms part, in accordance with Policies DM1(A), DM6 of the South Tyneside LDF, the East Boldon Neighbourhood Plan, the guidance contained within Supplementary Planning Document 15 and the associated Supplementary Planning Document 9.

The amenity of neighbouring occupiers

Due to the length of the front garden and given the nature of the proposal, it would have no significant adverse impact upon the residential amenity of any properties. Therefore the development proposed is in accordance with Policy DM1(B) of the South Tyneside LDF.

Highway Safety

The existing bus stop is located outside of no. 12 Station Road, which hosts a vehicle crossing directly from Station Road. Both adjacent neighbours also host vehicle crossings directly from Station Road which are closer to the bus stop than what is proposed at no. 10 Station Road.

A neighbour made comments on the proposal stating that Station Road is increasingly busy and there is a bus stop near to this property and another car accessing this street would add to congestion.

In terms of part 3.1.9 (car parking solutions) and part 4.2.7 (vehicle parking - on-plot side or front parking) of the East Boldon Design Code of the East Boldon Neighbourhood Plan, although the property hosts a garage to the rear, the proposed front vehicle hard standing along the front boundary is considered acceptable, especially as the front garden measures in excess of 20m and the vehicle hard standing would take up 10m of this area, which is a sufficient length for a large family parked vehicle. Furthermore many adjacent properties host a vehicle hard standing / crossover along the front boundary. Some of the existing front boundary hedge is proposed to be removed however some of the hedge would be retained either side of the proposed gates, which would also match the design of the existing pedestrian gate. The proposed gravelled vehicle hard standing would also be permeable which would minimise surface water runoff.

The Council's Traffic and Road Safety team (as the Local Highways Authority) were consulted on this application and although concerns were initially raised about the location of the vehicle crossing, they have not raised any objections against the amended plans. A condition has been included restricting the gates from opening outward.

It is judged that the development would convey sensitive consideration of its surroundings and would accord with LDF Policy DM1 (A), the East Boldon Neighbourhood Plan and the guidance contained within Supplementary Planning Document 9.

Conclusion

Subject to the conditions outlined within this report, it is considered that the proposed development would have no detrimental impact upon highway safety, the visual amenity of the street scene, or upon the character and appearance of the Conservation Area. It is therefore recommended that planning permission be granted.

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. 001 Rev B – Existing & Proposed Front Garden Plan & Wall Elevation,
Received 13/01/2022

Drg no. 002 & 003 – Existing and Proposed Block Plan Rev B, Received 13/01/2022

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 001 Rev B – Existing & Proposed Front Garden Plan & Wall Elevation (received 13/01/2022). 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 front boundary double gates of the development hereby approved shall be inward opening which does not project forward of the front boundary whilst opening or closing. Inward opening double gates shall be retained thereafter.

To provide a satisfactory standard of layout and to ensure that the double gates do 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.
- 3 NOTE TO APPLICANT
Alterations to the adopted highway/footway to create or widen a vehicular footway crossing will require the approval of the Council as Local Highway Authority. Please see <https://www.southtyneside.gov.uk/article/38198/Dropped-kerbs-and-crossovers> or call 0191 427 7000 for further information.
- 4 NOTE TO APPLICANT
It is an offence to obstruct a public highway. The adjacent public footpath located between the hereby approved dropped kerb and the applicant's blocked paved garden must therefore be kept clear of parked vehicles at all times.

Case officer: Emma Thomas

Signed: Emma Thomas

Date: 23/02/2022

Authorised Signatory:

Date:

«END»