

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0832/21/DEM
Proposal: Application for prior approval under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 for the demolition of garage within rear garden.
Location: Garage within rear garden of 4 Gloucester Way
Jarrow
NE32 4UA

Site Visit Made: n/a

Relevant policies/SPDs

n/a

Description of the site and of the proposals

This application is for prior approval under Schedule 2 of Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the proposed demolition of a garage within the rear garden of 4 Gloucester Way, Jarrow. The assessment is to determine whether prior approval is required for the proposed demolition and any proposed restoration of the site, and if so whether it would be acceptable.

The proposed demolition works are required as the applicant wishes to use the area on which the garage is located for recreational purposes as a garden.

The demolition work would be carried out by a contractor who would dispose of rubble and spoil as part of the contract. Subsequently, the area would be finished by laying turf and artificial grass to create a garden. A boundary wall would be built around the area.

As required by the GPDO, the applicant was required to erect a site notice informing the public of the proposed demolition works and a copy was submitted with the application. The applicant has submitted a photograph of the notice in situ on site on 23/08/2021, dated as displayed on 20/08/2021. It is therefore considered that the application has been appropriately publicised.

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.

Given the scale of the building, the proposed method of demolition would be acceptable, as would the proposed method of site restoration which would leave the site in a tidy condition.

Given the nature and scale of the proposed demolition work, it is considered that the proposed method of demolition and site restoration would be acceptable and is therefore recommended approval.

Recommendation

Prior Approval Required & Given

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.

Case officer: Seán Gallagher

Signed:

Date: 14/09/2021

Authorised Signatory:

Date:

«END»