

## **DELEGATED REPORT / CASE OFFICER'S ASSESSMENT**

**Ref No:** ST/1090/21/HFUL  
**Proposal:** Removal of front window & brickwork below and installation of new door.  
New metal ramp with handrails.  
**Location:** 28 Geoffrey Street  
South Shields  
NE34 8RJ

**Site Visit Made: 06/01/2022**

### **Relevant policies/SPDs**

- 1 DM1 - Management of Development (A, and B)
- 2 SPD9 - Householder Development

### **Description of the site and of the proposals**

28 Geoffrey Street is a mid- terraced dwelling located within a residential area of South Shields. Planning permission is sought for the replacement of a window to form a door and the installation of an access ramp to the front of the property.

### **Publicity / Consultations** (Expiry date 10/01/2022)

#### **1) Neighbour responses**

None

#### **2) Other Consultee responses**

None

### **Assessment**

Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies and all other material planning considerations, including representations received, it is considered that the main issues for consideration are the impact upon on visual amenity; and the impact on residential amenity.

#### **Impact upon Visual Amenity**

Part 12 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment.

Policy DM1(A) of the South Tyneside LDF seeks to ensure new development is appropriate for the host building.

SPD9 (House Holder Developments) of the South Tyneside LDF provides guidance in respect of householder developments.

The external works are minor in nature; and would support the disabled adaptation of the dwelling. The new French doors would replace an existing window opening and would not require the extension of the property. Additionally, there are several similar access ramps to the front elevations of properties in the surrounding area, and, as such, it is not judged that the development would appear out of character within the street scene or cause harm to visual amenity. The development would convey appropriate

consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing; and would accord with LDF Policy DM1 (A) and the guidance contained within Supplementary Planning Document 9. Residential Amenity

## **Residential amenity**

Parts 12 and 15 of the NPPF, require that a good standard of amenity for existing and future users be ensured, whilst seeking to prevent both new and existing development from contributing to, or being put at unacceptable risk from unacceptable levels of pollution. In line with this, Policy DM1(B) of the South Tyneside LDF seeks to protect residential amenity of neighbours from harmful impacts from development.

The works, including the new ramp to be installed in the front garden, would not appear overbearing or impact on outlook at any neighbouring dwelling. The enlarged opening would also not reduce the separation distance to the properties on the other side of Geoffrey Street and would therefore not introduce any unacceptable overlooking or result in the loss of privacy to any surrounding dwelling. For these reasons, it is not considered that the development would result in harm to the amenity of surrounding residents; and would accord with LDF Policy DM1 (B) as well as the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

## **Conclusion**

It is considered that the development would be in accordance with LDF Policy DM1 (A and B), the associated Supplementary Planning Document (SPD) 9 'Householder Developments', and the requirements of the NPPF.

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

Existing and Proposed Elevations Drg No L(2-) 01 received 08/12/2021  
Existing and Proposed Site Plan Drg No L(2-) 01 received 08/12/2021

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 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](http://www.gov.uk/government/organisations/the-coal-authority)

**Case officer: Adam Williamson**

**Date: 11/01/2022**

**Authorised Signatory:**

**Date:**

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