DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1229/21/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 Block 1-13 Temple Park Road.
Location: 1-13 (inclusive) GARAGE BLOCK Temple Park Road
South Shields
South Tyneside

Site Visit Made: 11/1/2022

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 13no. garages which are associated with 1-13 Temple Park Road in South Shields. 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 garages are beyond repair and are dangerous.

The demolition work will be carried out using a 360 degree mechanical excavator. Subsequently, the concrete slabs would be removed and the area would be finished in a mixture of concrete and grass to match the existing surface.

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 11/01/2022. It is therefore considered that the application has been appropriately publicised.

Publicity / Consultations

1) **Neighbour responses- N/A**

2) **Other Consultee responses- N/A**

Other (in response to site notices erected – as referenced above)

One representation was received as a response to the site notice.

I currently rent garage number 12 Temple Park Road and have just saw the notice posted on the railings regarding the demolition of garages 1-13. I have been complaining about the repairs needed to my garage for over a year and I was assured that the garages would be refurbished like the garage's opposite.
I OBJECT to demolition of garage's 1-13 Temple Park Road ST/1229/21/DEM.
The garages should be repaired as previously promised.

Officer comment*- This application only looks at whether prior approval if required for the demolition of the building and not whether the buildings should be retained. This matter would be between the tenant and the owner of the garages to resolve.*

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 NOTE TO APPLICANT

This decision has been taken having had regard to the following plans:
- Site Location Plan received 21/12/2021

Case officer: Samantha Gallagher
Signed: S Gallagher
Date: 02/02/2022

Authorised Signatory:
Date: