DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0507/22/FUL
Proposal: Fabric overhaul and creation of two residential units and associated works. Fabric overhaul works to include: reroofing of number 18A Moor Lane, with new roof covering, leadwork, pointing of chimney stacks and rebedding chimney pots, renewal of rainwater goods and waste pipes, removal of redundant wastes and flues. Replacement of windows with PVCu, replacement of existing rooflights with the addition of new rooflights and openings. Internal modifications to improve room layouts with realignment of lean to staircase roof to 18a Moor Lane.
Location: 18 & 18A Moor Lane
South Shields
NE34 6BZ

Site Visit Made: 27/10/2021

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)
2 SPD6 - Parking Standards
3 SPD9 - Householder Developments
4 LDF CS SC1 - Creating Sustainable Urban Areas
5 LDF CS SC2 - Reviving our Town Centres and other Shopping Centres

Description of the site and of the proposals

The application site is located at the corner of Sunderland Road and Moor Lane and is located within the Harton Local Centre. The surrounding area is a mix of residential properties and local shops/services within the Harton area of South Shields.

Planning permission is sought for 2 no. residential flats above the Florist (170 Sunderland Road) and external works at 18 & 18A Moor Lane, South Shields. The application form states that the properties have always been residential units but with no formal planning approval or registered address.

The external works (which have already been completed) include the reroofing of the building which includes leadwork, pointing of chimney stacks and rebedding chimney pots, renewal of rainwater goods and waste pipes and removal of redundant wastes and flues. The replacement of existing rooflights with the addition of new rooflights and openings and the replacement of white windows with grey upvc windows. Apart from the replacement windows, the materials match the existing property.

Publicity / Consultations (Expiry date 18/07/2022)

1) **Neighbour responses:**
None received

2) **Other Consultee responses**
Traffic and Road Safety – The details of the application have been examined and are considered acceptable, we therefore have no highway objections to the proposal.

Environmental Health - I have no objections or comments to make on this application

Assessment

The main issues to consider in the assessment of this application are:

- The principle of the development;
- Impact of the proposal on visual amenity;
- Effects of the proposal upon neighbouring amenity; and
- Impact of the proposal on highway safety

Principle of the Development

The application site is located within the Harton Local Centre, as identified in the South Tyneside Town & District Centre Use Needs Study (2018). This centre serves the function of a local centre due to the level of services and facilities offered and their relative self-containment. It is considered that the proposed flats are acceptable, in principle; and in the context of the respective location and surroundings. The application states that although both properties are not registered as residential properties in terms of Council Tax etc, they have been used as domestic properties for a number of years. Many of the other first floor properties within the Harton Local Centre are residential properties. Policy SC1 states that in order to deliver sustainable communities development proposal will be focused and promoted within the built-up area and accessible basic local services and community facilities will be maintained and improved. The proposal is not considered to harm the viability and vitality of the local neighbourhood shopping centre and is considered to be acceptable. It is therefore considered that the proposal would accord with Local Development Framework Core Strategy SC1 and SC2.

Visual Amenity

The proposed flats include some minor internal alterations and the external works (which have already been completed) which includes replacing the white windows with grey upvc windows. The works are considered to be sympathetic to the character of the building and street scene, particularly as the majority of the materials match the original property. Therefore, it is considered that the proposal would accord with Local Development Framework Development Management policy DM1 (A).

Residential Amenity

In terms of residential amenity, the proposal is not considered to give rise to any material harm to the closest neighbours. The semi-detached property to the rear (4 Moore Avenue) does not have habitable rooms in its gable elevation that faces towards the application site. Other residential properties are located further away and would not be affected.

The Environmental Health team were consulted on this application and confirmed they have no objections or comments to make on this application.

If the related permission for 2 retail units to Moor Lane frontage is implemented security measures will be needed for the residential units rear curtilage area as this would then be much more enclosed than is the case at present. This matter can be addressed by a condition.

The proposal is therefore considered to be in keeping with the surrounding area and not harmful to residential amenity and would be in accordance with Policy DM1 (B) of the LDF and the requirements of the NPPF.

Highway Safety

The Traffic and Road Safety Team (as the Highways Authority) have assessed the proposed development with regard to highway safety and advised that no issues rise from the scheme. Although both properties are not registered as residential properties, they have been used as domestic properties for a number of years and are located within a Local Centre where there are many bus routes / stops, it is considered that the proposed development is in accordance with Development Management Policy DM1 (G) and the guidance contained within SPD6 and SPD9.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Permission 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 plans as detailed below

- Drg. No. A/3528/204A - Received 24/06/2022
- Drg. No. A/3528/203A - Received 24/06/2022
- Drg. No. A/3528/202A - Received 24/06/2022

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 finishes of the development hereby permitted shall be as specified in the application form (received 16/06/2022) and approved plans as specified in condition 2 above, 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. Within 3 months of the substantial completion of the retail units approved under planning permission ST/0828/21/FUL security measures shall have been provided to the rear curtilage area serving the residential units hereby permitted (including secured access to that curtilage area from Moor Lane and external lighting) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter those security measures shall remain in place at all times.

In the interests of community safety 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 (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 10/08/2022

Authorised Signatory: Geoff Horsman
Date: 11/08/2022

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