DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0667/22/HFUL
Proposal: Demolition and re-construction of a detached single garage serving a semi-detached residential dwelling.
Location: 37 Central Gardens
South Shields
NE34 6BA

Site Visit Made: 07/10/2022

Relevant policies/SPDs

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

Description of the site and of the proposals

Planning permission is sought for the demolition and re-construction of a detached single garage serving a semi-detached residential dwelling at 37 Central Gardens, South Shields.

The dimensions of the proposed detached garage would marginally exceed the existing detached garage although the general shape would match the existing garage. The proposed materials would be clay facing brickwork, plain red roof tiling, softwood single glazing windows and doors (natural finish).

Publicity / Consultations (Expiry date 07/10/2022)

1) **Neighbour responses**
   None received
2) **Other Consultee responses**
   None

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity; and,
- Impact on residential amenity

Design and Impact on Visual Amenity

Policy DM1(A) requires development to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

SPD 9 states that detached buildings should be of a scale, design and position that do not result in any adverse impact upon neighbouring properties or the surrounding area. Proposals for such structures will be assessed on their own merits and in relation to impacts on the neighbouring properties and street scene.

The proposed detached garage would be visible form within the street scene, however it would replace an existing detached garage. The proposed detached garage would be slightly larger than the existing garage however visually it would be an improvement as the existing garage is in a state of disrepair.

Furthermore the materials are considered to be acceptable and would blend in with the surroundings. Taking the above in to account it is considered that the proposed garage would not be detrimental to the character of the street scene.

For these reasons, it is judged that the development would convey sensitive 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

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

Although the proposed garage would be visible from many of the surrounding properties, they are located at a sufficient distance to not be adversely impacted by the proposed development at no. 37 Central Gardens. Furthermore the proposed garage would only marginally exceed the dimensions of the existing garage.

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), SPD 9, 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

- Proposed Site Layout Plan Rev B – Received 11/08/2022
- Existing & Proposed Elevations, Floor Plans and Roof Plans Rev B – Received 24/08/2022

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 extension hereby permitted shall be as those stated within the application form (received 08/08/2022), the following drawing Existing & Proposed Elevations, Floor Plans and Roof Plans Rev B (received 24/08/2022) and the email received from the applicant (received 10/06/2022) which confirmed that the windows/door will have wooden frames. 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.

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.

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

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 14/10/2022

Authorised Signatory: Geoff Horsman
Date: 17/10/2022

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