

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0111/23/FUL
Proposal: Drop kerb outside the property (extension of existing driveway dropped kerb)
Location: 24 The Broadway
South Shields
NE33 3NQ

Site Visit Made: 11/05/2023

Relevant policies/SPDs

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

Description of the site and of the proposals

This application relates to a north-east facing dwellinghouse in South Shields. The property has a block paved driveway to the south-eastern side of its front curtilage. The front (north-eastern) boundary is formed of low brick walling. To the north-east of the brick walling there is a flagstone pavement, a grass verge, and then the classified road (the A183).

This application seeks full planning permission to widen the existing dropped kerb by 1.4 metres in order to provide better access to the existing driveway.

Publicity / Consultations (Expiry date: 11/05/2023)

1) Neighbour responses

None received.

2) Other Consultee responses

Transport Development Officer - No objections to the proposal, providing the works are constructed to STC specifications.

Assessment

The main considerations are the impacts the development will have on visual and residential amenity and highway safety.

LDF Policy DM1 seeks to preserve residential and visual amenity, and highway safety. SPD9 sets out guidance for householder developments and states that planning permission will be required in circumstances where the crossing will open on to a classified road. Where planning permission is required, there will be a general presumption against those proposals that would unreasonably impact upon the local highway network, whilst the siting of a crossing should have regard to the design layout of an estate.

The proposed development is considered to be relatively minor in nature with the area containing a number of dropped kerbs and vehicle crossings across grass verges including the host property. Consequently, the proposed development would not have a significant adverse impact upon the visual

amenity of the area. The proposed development would not have any realistic potential of materially impacting the amenities of neighbouring residents. No objections have been received from neighbours.

The Council's Transport Development Officer was consulted on this application and has not raised any objections.

In conclusion the proposal would have no significant adverse impact upon the residential amenity of any neighbouring properties, the visual amenity of the area, or highway safety in the area. Consequently, the proposal would comply with all relevant local and national planning policy; the application is therefore recommended for approval.

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 received 08/03/2023

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

- 3 Alterations to the adopted highway/footway to create or widen a vehicular footway crossing will require the approval of the Council as Local Highway

Authority. You can find out more about this at:
<https://www.southtyneside.gov.uk/article/38198/Droppedkerbs-and-crossovers>
or call 0191 427 7000 for further information.

- 4 It is an offence to obstruct a public highway. The adjacent public footpath located between the hereby approved dropped kerb and the applicant's front garden must therefore be kept clear of parked vehicles at all times.

Case officer: Emma Thomas

Signed: Emma Thomas

Date: 12/05/2023

Authorised Signatory: G.Horsman

Date: 12/05/2023

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