DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0550/23/LAA
Proposal: Refurbishment of shop front No. 10 Horsley Hill Square and renewal of rear door from timber to steel
Location: 10 Horsley Hill Square
South Shields
NE34 7HE

Site Visit Made: 06/09/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A and B)

Description of the site and of the proposals

The application site is the mid unit of a terraced block of commercial premises to the ground floor with residential flat accommodation above and was last used as a betting office. To the rear is a rear yard enclosed by a 2 metre high brick wall. The retail units around Horsley Hill Square are of a uniform external appearance with grey rendered pillars and red shop fronts, expect this unit which has been panted blue by the previous tenant.

Planning permission is sought for the alteration of the shop front by the installation of a brick stall riser, installation of a new door and to replace with timber rear door with a steel door. The shopfront will be finished in red to match the other shop fronts in the terrace.

Publicity / Consultations (Expiry date 27/09/2023)

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.

Design and 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) requires extensions and alterations to an existing building 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.

The works to the shop front are visible from the public domain along Horsley Hill Square. The unit is set within a row of shops characterised by retail uses to the ground floors. Within this context of the wider street scene, the minor alterations proposed to the shopfront are acceptable in this instance subject to

matching materials being used and a condition is recommended in this regard and will reinstate the visual uniformity along the parade. It is considered that the works would have no significant adverse impact upon the visual amenity of the area.

The replacement rear door from timber to steel would not be visible from public vantage points and would represent an acceptable minor alteration to the building.

The overall works are therefore considered to be in keeping with the surrounding area and in accordance with Policy DM1(A) of the LDF.

Residential Amenity

Given the nature of the development there would be no harm to the residential amenity of neighbouring properties. 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.

Conclusion

In conclusion it is considered that the proposed shop front would not be harmful to visual amenity, or residential amenity. The development therefore complies with LDF Policy DM1 (A and B) and the requirements of the National Planning Policy Framework and national Planning Practice Guidance.

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 plan(s) as detailed below

Existing and Proposed Plans Drg No L(2-) 01 received 20/07/2023

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.

3 The external facing materials to be used to carry out the development hereby permitted shall be as those shown upon the submitted plans (listed in condition 2) and stated in the planning application form received 20/07/2023.

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 to seek to approve applications for sustainable development where possible.

Case officer: Adam Williamson
Date: 28/09/2023

Authorised Signatory:
Date:

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