DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0612/23/HFUL
Proposal: Construct single storey detached outbuilding with duo pitch roof, render finish with patio doors and windows to front and rear elevation
Location: 1 Cleadon Meadows
Cleadon
South Tyneside
SR6 7PH

Site Visit Made: 04/12/2023

Relevant policies/SPDs

1 DM1 - Management of Development

2 DM7 - Biodiversity and Geodiversity Sites

3 LDF CS EA3 - Biodiversity and Geodiversity

4 SPD9 - Householder Developments

Description of the site and of the proposals

1 Cleadon Meadows is a detached property located within a residential estate to the western side of Shields Road, Cleadon. The property comprises of a detached dwelling with large gardens to its western, eastern and northern elevations, including the presence of a number of trees. This proposal seeks permission to erect a detached outbuilding to the north of the existing dwelling, and an associated area of extended block paving within the site.

Following consideration of the proposal, a further Arboricultural Impact Assessment was submitted to reflect the proposal as submitted. Given this related to a technical matter, neighbours were not re-notified in line with the Council's Statement of Community Involvement (SCI).

Publicity / Consultations (Expiry date 12/12/2023)

1) Neighbour responses

None

2) Other Consultee responses

Tree Officer – Following the receipt of amended information, including an updated Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP), no objections are raised to the proposal and tree protection measures, subject to a planning condition requiring compliance with the TPP and the recommendations in the AIA.

Assessment

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

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

Design and Impact on Visual Amenity

Policy DM1(A) requires extensions and alterations to an existing dwellinghouse 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 facing materials and architectural detailing of the development would broadly match those of the host dwelling, including white render walling, a concrete roof tile, and grey uPVC windows and door, all to match the existing dwelling. In this regard, the materials of the proposal is considered to be consistent with the character of the wider area.

SPD9 sets out that detached garden buildings should be of a scale, design and position that do not result in any adverse impact upon neighbouring properties or the surrounding area. Given the scale, design and location of the proposal, wholly to the side of the existing dwelling, accounting the for the proposals overall floorspace and height, it is considered the proposal is of a scale, design and position that is acceptable in visual amenity terms in the context of the wider area's character. The proposed block paving is also considered to be acceptable in visual amenity terms.

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 SPD9.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity. Given the site's location, it is not considered any adverse amenity, privacy or overshadowing impacts would occur to any neighbouring property, and that the development would not result in harm to the amenity of surrounding residents in accordance with LDF Policy DM1 (B) and the guidance contained within SPD9.

Impact on trees

Mature trees are located within the site boundary in proximity to the proposed development. Historically, a Tree Preservation Order (TPO) protected three trees located at this site, but one of them was consented removal subject to a condition requiring re-planting and where that is a separate process from this planning application.

The Tree Officer has considered the details within the updated AIA and TPP and has raised no objections to the proposal and tree protection measures, subject to a planning condition requiring compliance with the TPP and the recommendations in the AIA. Subject to the imposition of such a condition, the proposal is considered to be in accordance with LDF Policies DM1 (C) and DM7, and Core Strategy Policy EA3.

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 Plans and Elevations Drg No.002 received 16/08/2023
Existing and Proposed Site Plan and Site Location Plan Drg No.001 received 16/08/2023

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 surfaces of the development hereby permitted shall be of those as shown on Proposed Plans and Elevations Drg No.002 received 16/08/2023.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

4 Prior to the commencement of development hereby permitted, and notwithstanding the details submitted within this application, the tree protection measures shall be installed on site and in accordance with sections; '5. Pre-construction and Site preparation Works'; '6. Tree protection measures during construction'; '7. Tree protection measures post-construction' and 'Appendix 6. Tree Protection Plan' of the submitted Arboricultural Survey reference 'ARB/AE/2587' (received 27/01/2024). The tree protection measures shall be retained thereafter until completion of the development.

To ensure a satisfactory standard of development in the interests of arboricultural management and biodiversity in accordance with Core Strategy Policy EA3 and Development Management Policies DM1 and DM7 of the South Tyneside Local Development Framework.

Informatives

1 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:
https://www.gov.uk/party-wall-etc-act-1996-guidance

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: Nick Graham
Signed: N. Graham
Date: 14/02/2024

Authorised Signatory:
Date:

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