DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0657/23/HFUL
Proposal: Replace existing gates with solid metal gates.
Location: 2 West Meadows Road
Cleadon
SR6 7TX

Site Visit Made: 20/12/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A, B, C & G)
2 DM6 – Heritage Assets (B; i)
3 SPD9 - Householder Developments
4 SPD 14 - Cleadon Conservation Area Management Plan
5 Cleadon Conservation Area Character Appraisal

Description of the site and of the proposals

The application site is situated just within the boundary of the Cleadon Conservation Area, towards its south-eastern corner, on a corner plot at the junction between West Meadows Road and Whitburn Road. The site is located within the 'Cleadon Plantation' Character Area of the Conservation Area. Its character is dominated by a collection of fine Victorian and Edwardian detached houses set in large gardens that came together into what would have been perceived as a large landscaped estate.

It is a large, extended, detached Edwardian house set in sizeable and well matured gardens creating a solid and attractive turning point. It displays an elaborate timber porch at the front.

Planning permission is sought for the replacement of the existing metal open gates with dark grey solid metal automated gates at 2 West Meadows Road. The property currently has 2 no. site entrances which both host red brick gateposts and black steel gates. The existing gateposts would also be increased by 0.4m and include a stone pillar cap.

Publicity / Consultations (Expiry: 31/01/2024)

1) Neighbour responses

None received

2) Other Consultee responses

Transport Development Officer - Given that the proposal is only replacing existing vehicular access gates and inter-visibility between emerging drivers and pedestrians on the footway will be no worse as a result of the proposal, the scheme is considered acceptable. The Highway Authority therefore has no objections to the proposal.

Historic Environment Officer – No comment received

Assessment

The main issues relevant to the determination of this application are:

- Design of the proposal and its visual amenity & heritage/historic environment impacts

- Impact on residential amenity
- Impact on highway safety

Design, Visual Amenity & Heritage / Historic Environment

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposed gates materials would change from open metal to closed timber. The height and width of the proposed gates would match the existing and when considering the street scene where there is a mix of boundary treatments materials, it is considered that proposed gates would maintain the original fabric and features of the principal elevation fronting West Meadows Road. The Council's Historic Environment Officer was consulted on this application however no response was received.

The proposed gates would not be harmful to the character and appearance of the Cleadon Conservation Area, and would not amount to less than substantial harm (as per NPPF paragraph 196). The proposals would accord with LDF policies DM1 (A) and DM6 (ii), the policies in Chapter 16 of the NPPF, and the objectives of the design guide in SPD9.

Residential Amenity

The proposed gates would replace the existing gates which would be matching in height and width. The adjacent neighbours are located at a sufficient distance from these gates and would also have no impact on these neighbours accessing their property via West Meadows Road. The development would be in accordance with Policy DM1 (B) of the adopted South Tyneside Local Development Framework and the objectives of the design guidance in SPD9.

Highway Safety

The proposal is to replace the existing gates which are located along West Meadows Road. The Council's Transport Development Officer (as local highway authority) has raised no objections to the proposal as the gates would replace existing gates and the inter-visibility between emerging drivers and pedestrians on the footway will be no worse as a result of the proposal. Therefore it is considered that the proposal would be in accordance with adopted South Tyneside LDF Development Management Policy DM1 (G).

Summary

For the reasons articulated above it is considered that the proposal would be in accordance with development plan policy.

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

- Drawing No. D003 - Proposed Elevation Plan - Received 24/10/2023
- Drawing No. D004 - Proposed Site Plan - Received 24/10/2023
- Drawing No. D005 - Proposed Gates - Received 24/10/2023

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 materials of the development hereby permitted shall be as specified within the Application Form (received 06/09/2023) and on Drawing no. D005 - Proposed Gates (received 24/10/2023), unless alternatives have been previously submitted to and approved 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 adopted South Tyneside LDF Development Management Policy DM1.

Informatives

1 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: 02/02/2024

Authorised Signatory: Seán Gallagher
Date: 02/02/2024