DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0707/23/HFUL
Proposal: Replacing existing timer double doors to side elevation with 3no. folding aluminium doors
Location: 53 St Georges Avenue
South Shields
NE33 3EH

Site Visit Made: 29/11/2023

Relevant policies/SPDs

1 DM1 - Management of Development

2 DM6 - Heritage Assets and Archaeology

3 SPD9 - Householder Developments

4 SPD10 - Westoe Conservation Area Management Plan - Adopted August 2007

Description of the site and of the proposals

53 St George's Avenue is a townhouse comprising one of 6 dwellings that make up Meridian House, a large property located within the Westoe Conservation Area. The property has private access and parking to its front elevation, off St George's Avenue; and benefits from a substantial rear garden, divided between the properties.

The proposal is to replace the existing timer double door to side elevation with 3no. folding aluminium doors. The proposed doors would be located on the northern elevation to replace the existing wooden patio doors. The doors would have a width of 2.04m and a total height of 2.08m and would be dark grey (Anthracite - RAL 7016).

The Westoe Village Conservation Area Management Plan 2006 and Westoe Conservation Area Management Plan 2007 make reference to St George's Avenue within the document and its historical importance and reference to the modern development itself, Meridian House:

"Behind Southgarth is the recently completed Meridian House, a confident attempt to add to the range of large distinctive houses in grounds on the south side of Westoe Village. At many levels it is successful (eg. the choice of brick and slate, the central siting and the well-handled opening in the boundary wall to the east) but there are some matters of detail which are historically inaccurate.

Publicity / Consultations (Expiry date 07/11/2023 site notice end 30/11/2023)

1) **Neighbour responses**

None received.

2) **Other Consultee responses**

None received.

Other Relevant Matters

The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. The requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community has been fully taken into account in the consideration of the planning application to date and at the time of making the recommendation in this report.

In this instance it is considered that the proposals do not raise any specific implications in these respects and therefore it is not considered that a full Equality, Diversity, Cohesion and Integration Impact Assessment (EDCI) is required.

Assessment

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

- Design of the proposal and its impact on visual amenity (including upon the character and appearance of the Westoe Village Conservation Area);
- Impact on residential amenity; and
- Impact on residential amenity; and
- Highway safety and parking.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

Design, character and visual amenity (including upon the character and appearance of the Westoe Village Conservation Area)

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

The property is located within Westoe Conservation Area. However, it is of a more modern construction (circa. 2000); and is not listed or included on the council's local list as a designated heritage asset.

There is a mixture of white and brown stained timber windows along the ground floor of the building, in a variety of sizes. Although the new patio doors would use a more modern material the frames would have a slender profile. The position of the patio doors within the enclosed rear garden, set behind a high boundary fence/wall to the front of the Meridian House and mature planting, would prevent any views from the public road. It is also noted that a neighbouring property within Meridian House has undertaken similar works meaning this property would not be the first to introduce more modern doors/windows to the building which was approved in 2019 under application ST/0244/19/HFUL.

For these reasons, it is judged that the development would have a neutral impact on the character and appearance of the property and the Westoe Conservation Area, having regard to the built form character, architectural detailing, materials and setting; and would accord with LDF Policies DM1 (A) and DM6, as well as the guidance contained within Supplementary Planning Documents 9 and 10.

The proposal would accord with LDF Policy DM1 (A), West Bolden Conservation Area Character Appraisal (2006) 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.

The proposal would look towards the northern boundary and not directly to a neighbouring property and will not result in an increase in overlooking/loss of privacy compared to the existing doors.
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), SPD9, and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Highways and parking

The proposal would not impact the existing off-street parking and would be in accordance with LDF policy DM1 (G) and the guidance as set out within SPD9.

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

Existing and Proposed Plan Drg No.0776-9669-833 received 26/09/23

Proposed Elevation received 26/09/23

Site-Roof Plan received 26/09/23

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 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: Drewe Russell
Signed: Drewe Russell
Date: 01/12/2023

Authorised Signatory: Seán Gallagher
Date: 18/12/2023

«END»