DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0260/14/FUL
Proposal: Single storey extension to existing warehouse, minor amendments to warehouse door position, and addition of grey composite cladding to existing buildings.
Location: Station Garage
Station Approach
East Boldon
NE36 0AB

Site Visit Made: 24/04/2024

Relevant policies

East Boldon Neighbourhood Plan – Adopted December 2021

1 EB1 – Sustainable development
2 EB2 – General location of new development
3 EB3 – Design
4 EB8 – Employment
5 EB10 – Cleadon Lane Industrial Estate

Local Development Framework

1 DM1 - Management of Development
2 LDF CS E1 - Delivering Economic Growth and Prosperity

South Tyneside Local Plan- Emerging Local Plan Policies

3 LP Policy SP1 - Presumption in favour of Sustainable Development
4 LP Policy SP2 - Strategy for Sustainable Development to meet identified needs
5 LP Policy SP3 - Spatial Strategy for sustainable development
6 LP Policy 47 - Design Principles

The NPPF is also relevant.

Description of the site and of the proposals

Planning permission is sought for a single storey extension to the rear of the existing warehouse with minor amendments to the warehouse door position, and addition of grey composite cladding to existing buildings at Station Garage, Station Approach in East Boldon. When on a site visit it was noted that the extension has already been constructed and the cladding has already been installed.

The application site is located on the south side of Station Approach within Cleadon Lane Industrial Estate and close to the junction of Station Approach and Cleadon Lane.

Consultations (Expiry date 25/04/2024)

1) **Neighbour responses** - None received

2) Other Consultee responses - NA

East Boldon Neighbourhood Forum – No response received

Assessment

A Regulation 19 version of the South Tyneside Local Plan was recently subject to consultation from 15/01/2024 to 03/03/2024 and this marked the second of two statutory consultation periods in the plan making process. While the draft Local Plan is now at a more advanced stage of preparation, with the Regulation 19 consultation completed, the extent to which there are unresolved objections to particular policies is currently being assessed and therefore only very limited weight can be afforded to policies in the emerging local plan at the current time having regard to paragraph 48 of the NPPF. As such, any relevant emerging local plan policies that were listed earlier in this report are not appraised in detail in the assessment set out below.

The main issues to consider in the assessment of this application are:

- Design and visual impact;
- Impact on residential amenity;
- Highway safety/car parking

Design and visual impact

The extension is not readily visible from the front of the property, however the cladding and minor amendments to warehouse door position are more visible from Station Approach. Considering that the business is located within an industrial estate area where there are a variety of elevational treatments/colours, the proposal would have no unacceptable visual impacts on the public domain, and instead would convey sensitive consideration to the surroundings having regard to scale, proportion and use of materials. The development accords with the East Boldon Neighbourhood Plan Policy EB3 (Design) and South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A).

Impact on residential amenity

The closest residential properties are located along Cleadon Lane (Kingston and Braeside) on the north side of Station Approach and to the east along Sandpiper View, which are located at a sufficient distance. It is considered that the building would have no unacceptable impacts on the amenities of occupiers of any neighbouring residential properties, including in relation to noise. It would therefore accord with adopted South Tyneside LDF Development Management Policy DM1 (B).

Highway safety/car parking

The proposals would not reduce curtilage area available for car parking or alter access arrangements to or around the site in a manner that would be unacceptable.

Summary

For the reasons articulated it is considered that the proposal would accord with development plan policy and so would be an acceptable form of development.

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 shall be carried out in accordance with the approved plan(s) as detailed below

- Proposed Site Plan - Received 08/03/2024
- Proposed Plan - Received 08/03/2024
- Proposed Elevations - Received 08/03/2024

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.

Case officer: Emma Thomas
Date: 01/05/2024

Authorised Signatory: G.Horsman
Date: 02/05/2024