

Fitz Architects  
FAO Mr Clinton Mysleyko  
6 Pier Point  
Marine Walk  
Roker  
Sunderland  
SR6 0PP

Date: 05/04/2016  
Our ref: ST/0116/16/NMA  
Your ref:

Dear Sir

**Application for a Non-Material Amendment to Existing Planning Permission ST/0791/14/FUL Under The Town and Country Planning Act 1990**

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **REFUSE** the details of the non-material amendment to planning permission ST/0791/14/FUL that was previously granted for the following reason(s).

**Proposal:** Application for non-material amendment in relation to previously approved Planning Application ST/0791/14/FUL for the construction of 9 No. dwellings and new access from Mill Lane, minor alterations to proposed elevations/windows and alterations to the site layout to create larger gardens/more space.

**Location:** Shorts of Whitburn, Mill Lane Works, Mill Lane, Whitburn, SR6 7NA

- 1 Due to the significant scale and magnitude of the changes proposed to the architectural form of several of the dwellings, and to the layout / parking provision within the site, they would have a material impact on the overall character of the scheme. In addition, the reduction in parking provision proposed gives rise to concern regarding possible adverse impacts on the interests of third parties in relation to highway safety. Both built form and highway safety are material to Policy DM1 of the South Tyneside LDF. The amendments proposed would therefore fall outside the criteria set out in the Council's 'Protocol for non-material amendments following the grant of planning permission' (December 2010) whereby a proposed change could be considered non-material.

In accordance with your application dated 05 February 2016

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**For the avoidance of doubt this decision relates to the following plans and/or specifications:**

Drg No AL (00) 0010 received 10/02/2016  
Drg No AL (00) 0011 received 10/02/2016  
Drg No AL (00) 0012 received 10/02/2016  
Drg No AL (00) 0013 received 10/02/2016  
Drg No AL (00) 0014 received 10/02/2016  
Drg No AL (00) 0015 received 10/02/2016  
Drg No AL (00) 0100 received 10/02/2016  
Drg No AL (00) 0200 received 10/02/2016

Drg No AL (00) 0300 received 10/02/2016  
Drg No AL (00) 0400 received 10/02/2016  
Drg No AL (00) 0500 received 10/02/2016  
Drg No AL (00) 0600 received 10/02/2016  
Drg No AL (00) 0700 received 10/02/2016  
Drg No AL (00) 0800 received 10/02/2016  
Drg No AL (00) 0900 received 10/02/2016  
Drg No AL (00) 1000 received 10/02/2016  
Drg No AL (00) 1100 received 10/02/2016  
Drg No AL (00) 1200 received 10/02/2016  
Drg No AL (00) 1300 received 10/02/2016  
Drg No AL (00) 1400 received 10/02/2016  
Drg No AL (00) 1500 received 10/02/2016  
Drg No AL (90) 0200 received 10/02/2016

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Yours faithfully,

A handwritten signature in black ink, appearing to read 'G. Mansbridge', written in a cursive style.

George Mansbridge  
Head of Development Services