



South Tyneside Council

Mr Cullen Weatherspoon
10 East View
Wideopen
Newcastle Upon Tyne
NE13 6ED

Date: 05/07/2016
Our ref: ST/0516/16/HPN
Your ref:

This matter is being dealt with by:
Christina Snowdon on 0191 4247412
e-mail address:
planningapplications@southtyneside.gov.uk

Dear Sir

The Town and Country Planning (General Permitted Development) (England) Order 2015

Proposal:

- Rear extension of the following dimensions:
- (i) Extending 4 metres beyond the original rear wall
 - (ii) A maximum height of 3.5 metres
 - (iii) An eaves height of 3 metres

Location: 69 Lyndon Grove, East Boldon, NE36 0NS

On 5th July 2016 South Tyneside Council as Local Planning Authority determined that **PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED AND IS HEREBY REFUSED** for the proposed extension beyond the rear wall of the original dwellinghouse. The proposed extension would have a harmful impact on the amenity of the adjoining premises by way of:

- 1 The proposed single storey rear extension would have an unacceptable impact on the residential amenities of the occupants of the adjoining dwelling (No. 67 Lyndon Grove) by reason of its scale of projection, height and close proximity to the boundary with No. 67 Lyndon Grove. It is considered that the extension would be an overdominant structure that would have an overbearing visual impact which would be materially detrimental to the outlook from the habitable dining room window at No. 67 Lyndon Grove, and to a lesser extent, the outlook from the adjoining patio/seating area. As such, the proposed extension would have an unacceptable impact on the amenities enjoyed by the occupants of that dwelling.**

Please note that only the applicant possesses the right of appeal. If you are aggrieved by the decision of the local planning authority to refuse prior approval then you can appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within 12 weeks from the date of this decision notice. The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted prior approval for the proposed development, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Appeals can be made online using the Planning Inspectorate's planning appeal service through Planning Portal at www.planningportal.gov.uk/pcs. You must use a Householder Appeal Form when

making your appeal. Alternatively this form can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Please note that you must state the appeal form that you require.

Please be aware that details of planning appeals are available on the internet and may include a copy of the original application details supplied to ourselves, either by you, or your agent, together with the completed appeal form, and information that you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More information about data protection and privacy matters is available on the Planning Portal website.

Yours faithfully

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

George Mansbridge
Head of Development Services