



Gary Craig Building Services Ltd.

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8/8/16

Dear Garry,

PROPOSED DWELLING ON LAND TO THE REAR OF 253 SUNDERLAND ROAD, SOUTH SHIELDS

The attached application is a Section 73 application to vary the Conditions on the previous Permission Ref. ST/0244/14/FUL as follows :-

CONDITION 2 -

The development is to be carried out in accordance with Drg. no.0797/3413/256, and drg. no.'s 1,2, and 3. The original footprint has been retained, but, as the original roof was overly complicated, the mansard style roof has been simplified resulting in a reduction in the overall height of the dwelling and a design which is considered to be more appropriate to its surroundings.

CONDITION 3 -

The position of the proposed protective fencing is shown on the site plan (drg. no. 3). It should be noted that it is impossible to construct the dwelling without a slight encroachment into the root protection zone, but this has been kept to a minimum and every effort will be made to reduce the amount of material storage in this area to a minimum (e.g. only the materials needed at any given time to construct the walling for example).

CONDITION 4 -

The roof tile will be dark grey Marley Duo with black rainwater/soil goods and black upvc fascias. The bricks will be Weinerberger Heritage Blend with artstone heads/cills and white upvc windows (samples, photographs, etc. attached).

CONDITION 5 -

The Committee Report for the development did not make any reference to the need for forward visibility, only general visibility. The boundary wall has therefore been reduced to 600mm. with railings above, with railed gates. The whole of the frontage will be hard surfaced to a minimum width of 2.5 m. in front of the bay window to allow for the possibility of turning a vehicle within the site, but the access/egress arrangements are no different to the adjoining properties at 122-126 St. Marys Avenue, and indeed provide more visibility than the garages at 237-251 Sunderland Road.

Conditions 1, 6, 7, and 8 would be unchanged.

If you require any additional information please do not hesitate to contact me,

Yours Sincerely,

Gary

F.a.o. Mr. G. Simonette
Area Planning - By email