



NOTICE OF GRANT OF PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Application Number

ST/0019/09/FUL

Date of Issue

16/03/2009

Contact Name and Address:

Mr A Wilson
9 Healey Drive
Tunstall
Sunderland
SR3 1AJ

In pursuance of their powers under the above mentioned Acts, the Borough Council as Local Planning Authority hereby **GRANT** planning permission for the following:

PROPOSAL: Proposed demolition of existing conservatory & erection of garden room with extended decking to rear, single storey side extension to create dining room, extension of existing timber fence to side and retrospective permission for conversion of garage into habitable room.

LOCATION: 15 Berkeley Close, Boldon Colliery, NE35 9LQ

In accordance with your application dated 05 January 2009

SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):

- 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 external brickwork, windowpanes and roof tiles of the development hereby permitted shall be only of materials closely matching in colour, size, shape and texture those of the existing building of which the development will form a part.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with policies ENV5 and H2 of the adopted South Tyneside Unitary Development Plan.

- 3 Prior to the first occupation of the extension hereby permitted, the south elevation window within the wall of the side extension shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers and the windows shall be top-hung or of non-opening type. The form of windows and obscure glazing shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with policies ENV5 and H2 of the adopted South Tyneside Unitary Development Plan.

- 4 Prior to the first occupation of the side extension hereby permitted, the side fencing shall be positioned in accordance with the approved plans, and shall be retained as such thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with policies ENV5 and H2 of the adopted South Tyneside Unitary Development Plan.

NOTES TO APPLICANT:

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

Proposed Floor Plan, Elevations and Site Plan received 18 February 2009
Existing Floor Plans, Elevations and Part Site Plan received 07 January 2009

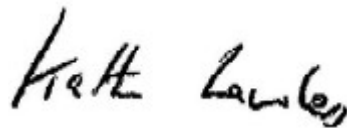
- 2 Failure to implement the development in accordance with the approved plans and conditions will render the development unauthorised. Should you wish to alter the development proposals you will need to re-apply for planning permission.

- 3 REASON TO GRANT:

The proposal accords with the relevant saved Unitary Development Plan policies, including associated supplementary planning guidance, and Local Development Framework Core Strategy that relates to its determination (as listed below) and there are no material considerations that indicate that the decision of the Local Planning Authority should be made to the contrary.

Local Development Framework Core Strategy:
ST2 (Sustainable Urban Living)
EA1 (Local Character and Distinctiveness)

Unitary Development Plan:
ENV5 (Principles of Good Design and Access)
H2 (Development Control - Housing)
T2 (Development Control - Transport)
T17 (Car and Cycle Parking)
Supplementary Planning Guidance Note 4 (Householder Extensions)



Kath Lawless
Planning Group Manager

Your attention is drawn to the attached schedule of notes which form part of this notice

IMPORTANT NOTES

1. The approved development should be implemented in strict compliance with all of the planning conditions, and in particular any which require details to be approved prior to the commencement of the development. Failure to do so may result in any commencement of development being unauthorised, which could be liable to enforcement action.
2. If you wish to change, or not comply with any of the planning conditions attached to the permission then you will need to submit a new application for planning permission. This does not affect your statutory rights of appeal against any of the planning conditions.
3. Any deviation from the approved plan(s) that form part of this permission cannot be treated as a minor amendment. Most proposals for variations to approved plan(s) will require the submission of a new planning application.
4. This certificate is issued under the Town and Country Planning Act and Orders and does not constitute a permission, approval, or consent for any other purpose. Applications should be made for any other permission, approval or consent required from the Borough Council (including Building Regulations approval, or approval of the Borough Council as ground landlord where appropriate) which may be necessary in connection with the proposed development, or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
5. You may also require permissions, approvals or consents under other legislation, or from bodies other than the Borough Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.
6. Your attention is drawn to your responsibilities under the Chronically Sick and Disabled Persons Act 1970 and the Disability Discrimination Act 1995 relating to disabled persons, to ensure that adequate attention has been paid to their needs. If the proposed development involves new or existing buildings to which the public are to be admitted, or offices, shops, railway premises, factories or educational buildings, provision should be made for the means of access, parking and sanitary conveniences to meet the needs of disabled people. In addition, appropriate signposting of the facilities should be provided. In carrying out these statutory obligations your attention is drawn to the "Code of Practice for Access for the Disabled to Buildings" (BS5810:1979). You are advised to seek professional advice to ensure that you meet your legal obligations under the Disability Discrimination Act 1995, especially with regard to Part III thereof.
7. Where this approval relates to building works, attention is drawn to the provisions of section 24(i) of the Tyne and Wear Act 1980, relating to the access for the fire brigade, which may be invoked when approval under the Building Regulations is sought for the development.

APPEALS TO THE SECRETARY OF STATE

8. If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance of section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted otherwise than subject to the conditions imposed on them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

Appeals can be made online using the Planning Inspectorates planning appeal service through the Planning Portal - see www.planningportal.gov.uk/pcs. Please be aware that details of planning appeals are available on the internet and may include a copy of the original planning application form and relevant supporting documents supplied to ourselves, either by you, or your agent, together with the completed appeal form, and information 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.

Alternatively, a form is obtainable from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. email: enquiries@planning-inspectorate.gsi.gov.uk).

PURCHASE NOTICES

9. If permission to develop land is refused or granted subject to conditions, whether the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.