DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0481/18/NMA
Proposal: Application for non-material amendment in relation to approved planning application ST/1198/16/FUL (for 49 dwellings and associated works). Amendment now sought to change facing brickwork type/colour to second floor gable walls to correspond with side walls, change corridor windows to glazed louvred automatic opening vents, increase ridge height to mono pitch closer roofs over/end of corridors, addition of support posts to balcony on apartment 31.
Location: 1-50 Seymour Court
South Shields

Site of Former Harton Centre
52 Harton Lane
South Shields
NE34 0EE

Description of the site and of the proposals

ST/1198/16/FUL granted planning permission for demolition of existing building and erection of residential retirement block comprising of 49 dwellings (Category II Retirement Living Accommodation) with communal facilities, car parking and landscaping. New vehicle access egress with detached electricity substation from Ambleside Avenue.

This NMA request relates to proposed changes to apartment block building, as described above and shown on the submitted drg. no. NE-2339-03-01-AC-020.

Assessment

Section 96A of the Town and County Planning Act 1990 says *'In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted.'*

It is considered that the changes proposed, as described above and shown on the submitted drawing, would be non-material in the context of the appearance overall building.

Furthermore, is it not considered that the proposed changes would give rise to any injustice or injury to the amenity of any of surrounding properties (relative to the details already granted planning permission).

In reaching this view set out in this assessment, regard has been paid to the guidance set out in the Non-Material Amendment Protocol

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Approve Non-Material Change

List of approved plans for standard note

Drg No. NE-2339-03-01-AC-020 received 11/05/2018

Case officer initials:
Date:

Authorised Signatory:
Date:

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