DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0538/18/NMA
Proposal: Application for Non Material Amendment to previously approved Planning Application ST/0335/17/FUL. Amendment sought to convert garage and study into a bedroom.
Location: Land Adjacent 40 Falstone Avenue
South Shields
NE34 6SB

Now 40a Falstone Avenue
South Shields
NE34 6SB

Site Visit Made: N/ A

Description of the site and of the proposals

This application seeks approval for a non-material amendment in respect of a previously approved scheme to create the following:

- Construction of 3 bedroomed dwelling on land adjacent to 40 Falstone Avenue. New vehicle and pedestrian access and off street parking. Referenced ST/0335/17/FUL.

This application seeks amendments to convert proposed garage into a habitable room creating a bedroom and study.

Publicity / Consultations
None required

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

The main issues relevant to the assessment of this proposal are;

- Is the proposed change significant in terms of its scale in relation to the original approval;
- Would the proposed change result in a detrimental impact either visually or in terms of amenity; and
- Would the interests of any third party or body who participated in or were informed of the original decision be disadvantaged in any way.

It is considered that the proposed change would not result in any material change to the overall scale of the dwelling relative to that originally approved or in relation to local visual amenity. Nor would it disadvantage any third party or body who participated in or were informed of the original decision in any way.

Furthermore, it should be noted that had the dwelling been completed and occupied - it is currently being constructed - the proposed change could be carried out as a permitted development.
In view of the above, it is considered that this non-material amendment request is acceptable and can be accepted as being so.

Recommendation

Approve Non-Material Change

List of approved plans for standard note

Plan Reference

Drg No 2588 Rev A received 31/05/2018
Drg No 2588 received 08/06/2018

Case officer: Helen Kelly
Signed:
Date:

Authorised Signatory:
Date:

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