DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0584/18/COND
Proposal: Discharge of Condition 15: Floor levels. Relating to previously approved planning application Ref. ST/0322/17/FUL.
Location: 151-161 (odd) Whitburn Road & 1-12 Sandpiper View
East Boldon

Land at the junction and bounded by Whitburn Road and Moor Lane
East Boldon

(Vacant formerly Vinci Construction UK Ltd Moor Lane)

Relevant policies/SPDs

1 DM1 - Management of Development

Description of the site and of the proposals

Planning permission for the demolition and clearance of existing vacant industrial buildings/infrastructure and the erection of 18 residential properties with associated access, open space and landscaping was granted consent on 24 November 2017. This permission was granted subject to a number of planning conditions. This report relates to the submission of details in respect of condition 15.

Condition 15 stated;

Prior to commencement of development the finished floor levels of the dwellings and spot heights for the highway (fixed to an off-site datum point) shall be submitted to and agreed in writing by the Local Planning Authority and development shall be carried out in accordance with the agreed details.

To ensure a satisfactory standard of development in the interests of both visual and residential amenity in accordance with Policy DM1 of the South Tyneside Local Development Framework.

The applicant has submitted the following seeking to discharge this condition:

- Dwg No. CLXX(90)4001 issue A, received 02 May 2018.

Publicity / Consultations (Expiry date N/a)

1) Neighbour responses

N/a

2) Other Consultee responses
(e.g. relevant comments from consultees such as archaeologist, EA, Historic buildings officer etc)

None

Assessment

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

The main issue relevant to the assessment of the details of the condition is whether the proposed scheme would satisfy the requirements of condition 15.

The reason for the condition was to protect residential amenity of properties on the proposed development and to protect visual amenity – to ensure that the proposed development would not be on significant elevated ground levels to the surrounds.

A plan showing the proposed floor levels has been submitted and it is considered that the finished floor levels would be acceptable. It is therefore recommended that Condition 15 be discharged.

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

Recommendation

Approve Details of Condition

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.

2 NOTE TO APPLICANT

For the avoidance of doubt, this decision relates to the following documents:
- Dwg No. CLXX(90)4001 issue A, received 02 May 2018.

List of approved plans for standard note

Plan Reference

Drg No. CLXX(90)4001 Rev A received 02/05/2018

Case officer: Helen Lynch
Signed:
Date: 20/07/2108

Authorised Signatory:
Date: