DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0585/18/COND
Proposal: Discharge of Condition 16: External materials. 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

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 16.

Condition 16 stated;

Notwithstanding the details submitted, prior to the commencement of the development samples and details of all external materials shall be submitted to the Local Planning Authority and approved in writing. All works shall be carried out in accordance with the approved details.

To ensure a satisfactory standard of development and in the interests of visual 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. GEN/60A/205 rev T1, received 02 May 2018.

The materials are as follows:-
Roof tiles – Marley Edgemere, colour smooth grey (H65/115A) and Old English Red (H65/115A)
Facing brickwork - Ibstock Drumquin 2749. All brick boundary walls will also be constructed in this brick.
Windows – uPVC double glazed white.
Rainwater goods – Black cast iron effect uPVC.
External doors – composite front and rear doors, black.
Garage doors – Hormann, Series 2000, Style 2001, Up and over retractable doors – black.
Fascia boards – uPVC fascia, black.

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)

Countryside Officer :

Has confirmed that the details and location of the bat tubes and sparrow terrace built into the external walls at 6 locations are acceptable and in accordance with the Ecological report, which accompanied the original application.

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 16.

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 palette of materials proposed are acceptable and would be in keeping to the surrounds.

A plan showing the proposed external materials and samples for the roof tiles and facing brick have been submitted and it is considered that the details would be acceptable. Furthermore the location, number and type of bat tubes and sparrow terraces built into the external walls are acceptable and in accordance with the previously submitted Ecological report and in accordance with condition 20, which requires the installation of bat and bird boxes. It is therefore recommended that Condition 16 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 and samples:

- Dwg No. GEN/60A/205 rev T1, received 02 May 2018.
- Roof tiles – Marley Edgemere, colour smooth grey (H65/115A) and Old English Red (H65/115A)
- Facing brickwork - Ibstock Drumquin 2749. All brick boundary walls will also be constructed in this brick.

List of approved plans for standard note

Plan Reference

Drg No. GEN/60A/205 Rev T1 received 02/05/2018

Case officer: Helen Lynch
Signed:
Date: 10/08/2018

Authorised Signatory:
Date: