DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0604/18/COND
Proposal: Partial Discharge of Condition 10(a): External Facing Materials - balcony glass. Relating to previously approved planning application Ref. ST/1198/16/FUL.
Location: 1-50 Seymour Court
South Shields

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

Relevant policies/SPDs

1 DM1 - Management of Development (A)

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.

Condition 10 states:

Notwithstanding any information or annotations on the submitted plans, prior to their use in the carrying out of the development hereby permitted, full details (including samples, drawings and/or specifications) of the following shall be submitted to and approved in writing by the Local Planning Authority:-

a) External facing materials relating to the construction of the apartment building;
b) Hard surfacing (i.e. footpaths, terraces and car park) within the site;
c) Means of enclosure to the site (such as gates, fences, railings, walls); and
d) External lighting.

Development shall be carried out in accordance with the approved details (unless alternatives have been previously submitted to and agreed in writing by the Local Planning Authority pursuant to this condition and development is then carried out accordance with them).

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 condition has already been discharged, ref. ST/0493/17/COND (on 09/08/2017).

This request is seeking a change to the previously approved walk in and Juliet balcony glazing under limb a) of the condition – from tinted grey glass to clear glass.

Publicity / Consultations

1) **Neighbour responses:** Not applicable

2) **Other Consultee responses:** Not applicable

Assessment

The proposed walk in and Juliet balcony glazing change, from tinted grey to clear glass, is acceptable relative to the character of overall proposed development and also in relation to local visual amenity.

The submitted details would therefore accord with LDF Policy DM1.

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

List of approved details for standard note

- Application form received 20/06/2018, which states “Clear glass infill panels to be fitted to all walk out balconies and Juliet balconies. Grey tinted glass panels previously approved”.

Case officer initials:
Date:

Authorised Signatory:
Date:

«END»