**DELEGATED REPORT / CASE OFFICER'S ASSESSMENT**

**Ref No:** ST/1005/18/HFUL
**Proposal:** Loft conversion; hip-to-gable conversion; dormer extension to rear elevation; 3No. rooflights to front elevation.
**Location:** 24 Moore Avenue
South Shields
Tyne & Wear
NE34 6AA

**Site Visit Made:**

**Relevant policies/SPDs**

1 DM1 - Management of Development

2 SPD9 - Householder Developments

**Description of the site and of the proposals**

**Publicity / Consultations (Expiry date )**

**1) Neighbour responses**

**(State None if this is the case)**

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

**Assessment**
(Cover key issues and address any neighbour objections also if not obvious say why needs planning permission e.g. PD removed. Refer to relevant site history)

Conservation Areas – delete if not applicable
Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

In such circumstances, where harm is identified to the significance of a designated heritage asset, the National Planning Policy Framework requires that this harm is weighed against the public benefits of the proposal. In this case ……..

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

**Recommendation**

Grant Permission Householder with Conditions

**Conditions or Refusal Reasons** [delete as appropriate]

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The development shall be carried out in accordance with the approved plan(s) as detailed below

Drawing Number ST/PL/0075/001 Revision A received on 03/01/2019

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

3 The external surfaces of the development hereby permitted shall be of similar appearance to those used in the construction of the exterior of the existing building on which the extension will form part. Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

**Informatives**

**Please enter Coal Authority informative**
**Please enter NPPF informative**

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

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

3 NOTE TO APPLICANT

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

**List of approved plans for standard note**

**Case officer** – delete this list from the report if the approved plans condition 2 is used
**Business Support** – delete this list from decision notice if the approved plans condition 2 is used

**Plan Reference**

Drg No ST/PL/0075/001 Rev A received 03/01/2019

**Case officer:**
**Signed:**
**Date:**

**Authorised Signatory:**
**Date:**

«END»