South Tyneside Council

HELLO TOMORROW
CHANGE IS HAPPENING

Gary Craig Architectural
Services Ltd
FAO Mr Gary Craig
10 Fulmar Walk
Whitburn
SR6 7BW

Date: 31/01/2020
Our ref: ST/0012/20/HPN

This matter is being dealt with by:
Lynne Brennan on 0191 4247416
Email:
planningapplications@southtyneside.gov.uk

Dear Sir

The Town and Country Planning (General Permitted Development) (England) Order 2015

Proposal: Rear extension of the following dimensions:
(i) Extending 6.75 metres beyond the rear wall of the original dwelling house
(ii) A maximum height of 4 metres
(iii) An eaves height of 2.7 metres

Location: 186 King George Road, South Shields, NE34 0ET

On 31/01/2020 South Tyneside Council as Local Planning Authority determined that **PRIOR APPROVAL OF THE AUTHORITY IS NOT REQUIRED** for the proposed extension beyond the rear wall of the original dwellinghouse.

Please note that the proposed rear extension is only PD (Permitted Development) subject to the following conditions:

- Materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

- The developer shall notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion, including:

  a) the name of the developer;
  b) the address or location of the development, and
  c) the date of completion.

The Council's determination that prior approval is not required for this proposal is based on the understanding that the proposal does not exceed the limitations of paragraph A1 of Class A of Part 1 of the Schedule to The Town and Country Planning (General Permitted Development) (England) Order 2015 (which is reproduced on the back of this letter). While the Council has made checks of the information submitted with the notification, this letter is not to be taken to certify that the proposal does not exceed those limitations.

Yours faithfully

Peter Mennell
Senior Development Services Manager

Your attention is drawn to the attached schedule of notes which form part of this notice

SCHEDULE 2

PART 1

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class A

Permitted development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if -

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

(e) the enlarged part of the dwellinghouse would extend beyond a wall which –

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case
of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and —

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and —

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would —

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

(k) it would consist of or include —

(i) the construction or provision of a veranda, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.