South Tyneside Council

Planning Group
South Tyneside Council, Town Hall & Civic Offices,
Westoe Road, South Shields, Tyne and Wear, NE33 2RL
Email: planningapplications@southtyneside.gov.uk
Tel: 0191 424 7421

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Low Dyke House
Address line 1	Dipe Lane
Address line 2	
Address line 3	
Town/city	East Boldon
Postcode	NE36 0PQ

Description of site location must be completed if postcode is not known:

Easting (x)	435865
Northing (y)	561070

Description

2. Applicant Details

Title	
First name	Nicholas
Surname	Traynor-Richardson
Company name	
Address line 1	Low Dyke House
Address line 2	Dipe Lane
Address line 3	
Town/city	East Boldon
Country	

2. Applicant Details

Postcode	NE36 0PQ
Primary number	[redacted]
Secondary number	
Fax number	
Email address	[redacted]

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Planning authorisation is requested for the erection of a new Wall, Pillars and Gated entrance (adjacent to the public footpath & highway) and a new fence line to be erected around my internal perimeter, enclosing front & rear garden to a height of circa 1.8 metres high.

There is existing gates and wooden fence at the front of the property which will be removed as part of the proposed works. All internal side (between Ravenswood & LDH) and rear (between Michael Ford & LDH) fencing proposed will remain internal to Low Dyke House and existing dividing fence will remain.

Has the work already been started without consent? ○ Yes ● No

If Yes, please state when the development or work was started (date must be pre-application submission): No

Has the work already been completed without consent? ○ Yes ● No

If Yes, please state when the development or work was completed (date must be pre-application submission): No

5. Materials

Does the proposed development require any materials to be used? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Front fence light timber closed boarded, Side and rear weathered, delapidated wood
Description of proposed materials and finishes:	Wall, Pillar & Dark Timber & Black Metal Gates to front & Dark Timber Closed, overlapped, Fence at side and rear of property.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ● Yes ○ No

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ○ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◉ The agent
○ The applicant
○ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

◉ The applicant
○ The agent

Title	Mr
First name	Nicholas
Surname	Traynor-Richardson
Declaration date (DD/MM/YYYY)	29/03/2020

12. Ownership Certificates and Agricultural Land Declaration

☑ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application) 29/03/2020