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	217
Suffix	
Property name	Land to the rear of 217 Sunderland Road
Address line 1	Sunderland Road
Address line 2	
Address line 3	
Town/city	South Shields
Postcode	NE34 6AQ

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

Easting (x)	437750
Northing (y)	564781

Description

Existing Coach House on land to the rear of 217 Sunderland Road

2. Applicant Details

Title	Mr
First name	Tim
Surname	McCann
Company name	
Address line 1	217, Sunderland Road
Address line 2	
Address line 3	
Town/city	South Shields
Country	

2. Applicant Details

Postcode	NE34 6AQ

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Gareth
Surname	Hughes
Company name	
Address line 1	1 Whinfell Avenue
Address line 2	Eaglescliffe
Address line 3	
Town/city	Stockton on Tees
Country	United Kingdom
Postcode	TS16 0HY
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Existing Coach House conversion to form new dwelling with vehicle access from St. Marys Avenue.

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

5. Materials

Does the proposed development require any materials to be used externally? (●) Yes ( ) No

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

Windows	
Description of existing materials and finishes (optional):	Mixture of timber sliding sash and Velux rooflights

5. Materials

Description of proposed materials and finishes:	Mixture of timber sliding sash and Velux rooflights to match existing. Aluminium bi fold doors.

Doors	
Description of existing materials and finishes (optional):	Mixture of timber and roller shutter doors
Description of proposed materials and finishes:	Aluminium or composite.

Walls	
Description of existing materials and finishes (optional):	red facing brick
Description of proposed materials and finishes:	red facing brick to match existing

Roof	
Description of existing materials and finishes (optional):	slate
Description of proposed materials and finishes:	any making good to the existing roof will be in slate to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement? (•) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

44.22_100_217 Sunderland Road S Shields - Location Plan
44.22_001_217 Sunderland Road S Shields - Existing Plans
44.22_201_217 Sunderland Road S Shields - Proposed Plans_REV A
44.22_202_217 Sunderland Road S Shields - Proposed Elevations

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

44.22_001_217 Sunderland Road S Shields - Existing Plans_Rev A
44.22_200_217 Sunderland Road S Shields - Existing and Proposed Site Plans
44.22_201_217 Sunderland Road S Shields - Proposed Plans_REV C

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

If Yes, please describe:

The site of the proposal at the rear of 217 Sunderland Road is also an area the applicant uses for additional parking.
This will now be allocated for the sole use of the new Coach House property. The main house has other areas that can be utilised for parking.

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	Gareth
Surname	Hughes
Declaration date (DD/MM/YYYY)	20/07/2020

☑ 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)	20/07/2020