South Tyneside Council

HELLO TOMORROW
CHANGE IS HAPPENING

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

Date: 21/10/2020
Our ref: ST/0801/20/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 3.8 metres beyond the rear wall of the original dwelling house
(ii) A maximum height of 3.75 metres
(iii) An eaves height of 3 metres

Location: 39 Gibson Court, Boldon Colliery, NE35 9AN

On 21/10/2020 South Tyneside Council as Local Planning Authority determined that **PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED AND IS HEREBY REFUSED**

The council's historic mapping record for this property suggests that a side extension has already been added to the rear of the existing side offshoot. This has squared off the rear house wall. The planning conditions restricting permitted development say that previous extensions must be taken into account when determining the need for planning permission. The Town and Country Planning (General Permitted Development) England Order at Schedule 2 Part 1 Class A.1(j) says that planning permission will be required where a side wall of the original house has been extended and the proposed addition would exceed half the width of the original dwelling. The proposal would therefore require planning permission for this reason and it would not benefit from permitted development (see the technical guidance for householders on the government's Planning Portal webpage). A planning application for the extension would therefore be required.

Please note that only the applicant possesses the right of appeal. If you are aggrieved by the decision of the local planning authority to refuse prior approval then you can appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within 12 weeks from the date of this decision notice. The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted prior approval for the proposed development, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Appeals can be made online using the Planning Inspectorate's planning appeal service through Planning Portal at www.planningportal.gov.uk/pcs. You must use a Householder Appeal Form when making your appeal. Alternatively this form can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Please note that you must state the appeal form that you require.

Please be aware that details of planning appeals are available on the internet and may include a copy of the original application details supplied to ourselves, either by you, or your agent, together with the completed appeal form, and information that you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More information about data protection and privacy matters is available on the Planning Portal website.

Yours faithfully

Peter Mennell
Head of Regeneration and Housing

- Street View
- Vector Map Local
- Aerial Photo
- Gazetteer
- Grid Lines
- Boundaries
- Historic Mapping
  - STMBC 1:1250
    - 1953-1963
    - 1961-1989
      - 1961-1989.WOR
      - [redacted]
      - 1961-1989 Grid
    - 1967-1990
    - 1971-1990
    - 1988
  - STMBC 1:2500
  - STMBC 1:10000
- Regional Boundaries
- Sunderland
- Newcastle
- North Tyneside
- Gateshead
- Durham

