DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0839/20/COND
Proposal: Partial discharge of condition 3: change of roof tile on approved application ST/0920/15/HFUL
Location: 12 North Avenue
South Shields
NE34 6BB

Relevant policies/SPDs

1 DM1 - Management of Development (A, B)

Description of the site and of the proposals

The planning permission granted the construction of two-storey front and rear extension with single storey side extensions and front porch, driveway boundary walls, modified vehicular access; and solar roof panels to side elevation.

Condition 3 of the planning permission required the external materials to be used to carry out the development hereby permitted shall be as those stated upon the submitted Drg. No. 2213 received 14/09/2015, unless otherwise agreed pursuant to the condition.

The aforementioned plan included that the proposed roof materials would be red concrete roof tiles and this partial discharge of condition request is seeking that the roof materials be changed to a Jutland graphite [grey] fibre cement roof slate (or similar alterative) and as all of the roofing/re-roofing that was proposed has not taken place. That plan also included details of other changes to the appearance of the dwelling, such as the pebble dash being replaced with render and the installation lack framed windows, doors and gates.

Publicity / Consultations

1) **Neighbour responses** N/A

2) **Other Consultee responses** N/A

Assessment

The change to the proposed roof tile is considered to be acceptable, having regard to the wider changes to the external appearance of the dwelling that the planning permission granted.

As such, the proposed change [to the roof tile] is not considered to harm either the host dwelling, local visual amenity or have any materially harmful effect in terms of the residential amenity of neighbouring properties.

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

Recommendation

Approve Details of Condition i.e. partial discharge request

List of approved detail for standard note on decision

- Jutland graphite [grey] fibre cement roof slate 600x300 (or similar alterative)

Case officer initials:
Date:

Authorised Signatory:
Date:

«END»