South Tyneside Council

NOTICE OF GRANT OF PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Contact Name and Address:
Mr Nicholas Traynor-Richardson
Low Dyke House
Dipe Lane
East Boldon
NE36 0PQ

Application No: ST/0002/21/VC
Date of Issue: 15/03/2021

In pursuance of their powers under the above mentioned Acts, South Tyneside Council as Local Planning Authority hereby **GRANT** planning permission for the following:

Proposal: Variation of Condition 2 and Condition 3 of approved application ref: ST0912/19/HFUL "Proposed two storey extension to side (west) elevation, single storey front extension, single storey rear extension with roof terrace above, rendering of all dwelling walls, tiled roof to main house, and new roof lights to rear." Consent now sought to extend the front porch by 1 metre with overhang roof and to remove a window pane on both sides of the porch with side walls built up with stonework / brickwork (natural grey in colour), front and side windows to be UPVC instead of aluminium, side opaque windows to remain but window sills to be natural stone in colour instead of slate grey, and rear roof lights to be UPVC instead of aluminium.

Location: Low Dyke House, Dipe Lane, East Boldon, NE36 0PQ

SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):

1 The development to which this permission relates must be commenced by no later than 16/03/2023.

As an application submitted under Section 73 of the Town & Country Planning Act 1990 cannot be used to vary the time limit for implementation, this condition's time limit must remain unchanged from that of the original permission (reference: ST/0912/19/HFUL).

2 The development shall be carried out in accordance with the approved plan(s) as detailed below

- Drawing No. 07-200 Rev A received 04/01/2021
- Drawing No. 07-201 Rev A received 04/01/2021
- Drawing No. 07-202 Rev A received 04/01/2021
- Drawing No. 07-203 Rev A received 04/01/2021
- Drawing No. 08-204 Rev A received 04/01/2021
- Drawing No. 08-205 received 04/01/2021
- Drawing No. 01-250 Rev P1 received 01/03/2021

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

3 The external surfaces of the development hereby permitted shall be as follows:
- Walls of render (white in colour) excepting the walls of the front porch which shall be of stonework / brickwork or similar (natural grey in colour);
- Pitched roofs of natural slate tiles (grey in colour);
- UPVC / Aluminium window frames (slate grey or similar in colour);
- Aluminium doors to the rear (slate grey or similar in colour);
- Privacy screens of timber boards;
- Side first floor window sills natural stone in colour; and
- A glazed terrace balustrade.
Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

4 Prior to the first occupation of the extensions hereby permitted, the first floor window of the extension facing the common boundary with Fairfield shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The form of window and obscure glazing shall be retained henceforth.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with adopted South Tyneside LDF Development Management Policy DM1.

5 Prior to the first floor roof terrace hereby permitted being brought into use, the roof terrace solid timber boarded privacy screens, as illustrated on Drawing No. 07-201 Rev A, Drawing No. 07-202 Rev A, Drawing No. 07-203 Rev A, Drawing No. 08-204 Rev A, and Drawing No. 08-205 all received 04/01/2021, shall be installed and then retained henceforth.

To safeguard the privacy of the occupiers of nearest residential properties in accordance with adopted South Tyneside LDF Development Management Policy DM1.

NOTES TO APPLICANT:

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



Peter Mennell
Head of Regeneration and Housing

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

NOTES

1 This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.

2 You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.

3. Any non-material change to the approved plan(s) that form part of this permission would require the submission of an application for a non-material change under section 96A of the Town and Country Planning Act 1990. Whether changes to a proposed development are considered non-material is a matter for Planning Authority discretion.

4 The approved development should be implemented in strict compliance with all of the planning conditions, and in particular any which require details to be approved prior to the commencement of the development. Failure to do so may result in any commencement of development being unauthorised, which could be liable to enforcement action.

5 If you wish to change, or not comply with, any of the planning conditions attached to the permission, then you will need to submit a new application for planning permission under section 73 of the Town and Country Planning Act 1990. This does not affect your statutory rights of appeal against any of the planning conditions. This includes if you wish to not comply with a condition attached to a permission which details the approved plan(s), so as to make a minor material change to the approved plan(s). A minor material change is defined as one whose scale and nature results in a development that is not substantially different from that which has been approved.

6 Your attention is drawn to your responsibilities under the Chronically Sick and Disabled Persons Act 1970 and the Disability Discrimination Act 1995 relating to disabled persons, to ensure that adequate attention has been paid to their needs. If the proposed development involves new or existing buildings to which the public are to be admitted, or offices, shops, railway premises, factories or educational buildings, provision should be made for the means of access, parking and sanitary conveniences to meet the needs of disabled people. In addition, appropriate signposting of the facilities should be provided. In carrying out these statutory obligations your attention is drawn to the "Code of Practice for Access for the Disabled to Buildings" (BS5810:1979). You are advised to seek professional advice to ensure that you meet your legal obligations under the Disability Discrimination Act 1995, especially with regard to Part III thereof.

APPEALS TO THE SECRETARY OF STATE

7 **Only the applicant possesses the right of appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice unless:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference no. if applicable], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

PURCHASE NOTICES

8 If permission to develop land is granted subject to conditions, whether by South Tyneside Council as local planning authority or by the Secretary of State for Communities and Local Government, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council, requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.