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

# Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) 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 | Mr |
| 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 |

## 2. Applicant Details

| | |
|---|---|
| Country | |
| Postcode | NE36 0PQ |

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

| | |
|---|---|
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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 replace the render with brickwork, front and side windows to be UPVC sliding sash instead of aluminium, side opaque windows to remain but window sills to be natural stone in colour instead of slate grey.

Reference number

Ref: ST/0912/19/HFUL

| | |
|---|---|
| Date of decision (date must be pre-application submission) | 16/03/2020 |

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 2 & 3:

The external surfaces of the development hereby permitted shall be as follows:
- Walls of render (white in colour) excepting the base of the front porch which shall be of stonework or similar (natural grey in colour);

- Pitched roofs of natural slate tiles (grey in colour);
- Aluminium window frames (slate grey or similar in colour);
- Aluminium doors (slate grey or similar in colour);
- Privacy screens of timber boards; and
- A glazed terrace balustrade.

Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

Has the development already started? ○ Yes ◉ No

## 5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

We wish to make minor amendments to some materials and include an overhang on the porch.

Both the windows and the porch changes are an attempt to make the house more 'cottage-like' in appearance, as described in the original application, whilst not making fundamental 'major' amendments.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2 & 3 relates to Porch, Render and Aluminium windows, which I would like to make minor amendments to, within this application.

New Request:
- Front porch to extended by 1m with overhang roof (see drawings attached)
- Front porch to be covered in the slit brick (which was previously only covering the lower section of the porch) to now cover all porch, removing the need for white render.
- Front Elevation Windows to be uPVC sliding sash windows, instead of aluminium, but to remain the same colour (see drawings)
- Side windows to be uPVC instead of aluminium, but to remain opaque and same colour (see drawings)
- Window sills are to be natural stone in colour, opposed to the 'slate grey' named on the original planning drawings, this was a typo, which is now corrected (see drawings)

## 5. Condition(s) - Removal/Variation

## 6. 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

## 7. Pre-application Advice

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

## 8. 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) | 29/12/2020 |

☑ Declaration made

## 9. 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) | 29/12/2020 |