South Tyneside Council

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

Contact Name and Address:
Mr David Russell Woodward
66 Glen Street
Hebburn
NE31 1NG

Application No: ST/0049/21/HFUL
Date of Issue: 07/07/2021

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

Proposal: Raised decking platform to rear of property above existing shed roof, with fence to protect overlooking neighbour to two sides, with front barrier and access and proposed access and change of use from rear bedroom window to a door.
Location: 66 Glen Street, Hebburn, NE31 1NG

REASON(S) FOR REFUSAL:

1 The raised decking, walkway, external steps and timber boarding enclosure (colour treated dark brown) does not blend in with the existing palette of facing building materials or architectural detailing that characterise the area in which it forms part. This area is characterised by facing brickwork and either flat or pitched roofed buildings. The raised decking, walkway, external steps and timber boarding enclosure appears as an adhoc addition to the roof of an existing shed. The architectural detailing and appearance of this added structure is poor and it is visible from wide angles of the public realm, including the Douglass Close housing development. This development therefore fails to convey sensitive consideration of its surroundings and it does not therefore accord with the adopted South Tyneside Local Development Framework Development Management Policy DM1 (A).

2 The raised decking, walkway and external steps has significantly reduced the levels of privacy associated with all windows to the rear of no. 68 Glen Street, as well as the rear yard area of this adjacent property. The close proximity and elevated positioning of this development is also likely to be harmful to the general amenities enjoyed by the occupiers of this adjacent property particularly in terms of general noise disturbance when the structure is being used. As such the development is contrary to the requirements of the adopted South Tyneside Local Development Framework Development Management Policy DM1 (B).

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Drg. Looking from Rear Yard Wall, Looking to no. 68, Looking from no. 68 & Birds Eye View - Received 14/04/2021
Drg. View from No. 64 (South West Facing Elevation) - Received 14/04/2021

Drg. Shed & Decking Front Elevation & Looking from Yard - Received 14/04/2021
Drg No 4 received 25/02/2021
Drg No 3 received 25/02/2021
Drg No 2 received 25/02/2021
Drg No 1 received 25/02/2021

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. However, the proposed development is contrary to the policies referred to in the reason(s) for refusal and it has not been possible to reach an agreed solution in this case.



Peter Mennell
Head of Regeneration and Housing

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

NOTES

APPEALS TO THE SECRETARY OF STATE

1 **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.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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 12 weeks 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.

PURCHASE NOTICES

2 If permission to develop land is refused, 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.