South Tyneside Council

HELLO TOMORROW
CHANGE IS HAPPENING

Anthony Watson Architects
5 Douro Terrace
Sunderland
SR2 7DX

FAO: Mr Paul Elliott

Date: 24/08/2021
Our ref: ST/0650/21/HPNAS

This matter is being dealt with by: Sean Gallagher
on 0191 4247411
Email:
planningapplications@southtyneside.gov.uk

Dear Sir

Notification for Prior Approval for the Enlargement of a Dwellinghouse by the Construction of an Additional Storey under the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Article 3, Schedule 2, Part 1, Class AA

Proposal: Additional storey to a single storey dwelling
Location: 11 Ferndale Grove, East Boldon, NE36 0TG

On 24/08/2021 South Tyneside Council as Local Planning Authority determined that **PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED AND IS HEREBY GIVEN** for the proposed enlargement of the above mentioned dwellinghouse consisting of the construction of one additional storey.

Please note that the hereby approved development must be carried out in accordance with the details approved by the local planning authority under planning refence no. ST/0650/21/HPNAS, which were submitted as part of this prior notification application and in accordance with the following conditions as set out within paragraph AA.2 of **Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Article 3, Schedule 2, Part 1, Class AA:**

1) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
2) Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;
3) The development must be completed within a period of 3 years starting with the date prior approval is granted;
4) The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and
5) That notification must be in writing and include—

(i) the name of the developer;
(ii) the address of the dwellinghouse; and
(iii) the date of completion.

The Council's determination that prior approval is required for this proposal is based on the understanding that the proposal does not exceed the limitations of paragraph AA.1 of Class A of Part 1 of the Schedule to The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (which is reproduced on the back of this letter). While the Council has made checks of the information submitted with the notification, this letter is not to be taken to certify that the proposal does not exceed those limitations.

Yours faithfully



Peter Mennell
Head of Regeneration and Housing

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

Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Article 3

SCHEDULE 2

PART 1

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class AA

Permitted development

[Class AA—enlargement of a dwellinghouse by construction of additional storeys

AA Permitted development

The enlargement of a dwellinghouse consisting of the construction of—

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or

(b) one additional storey, where the existing dwellinghouse consists of one storey,

immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

AA.1 Development not permitted

Development is not permitted by Class AA if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) the dwellinghouse is located on—

(i) article 2(3) land; or

(ii) a site of special scientific interest;

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

(i) 3.5 metres, where the existing dwellinghouse consists of one storey; or

(ii) 7 metres, where the existing dwellinghouse consists of more than one storey;

(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

(i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or

(ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i) 3 metres; or

(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

(i) any additional storey is constructed other than on the principal part of the dwellinghouse;

(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.