

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0761/21/CLP
Proposal: Application for a Lawful Development Certificate for a proposed rear extension to dwelling.
Location: 1 Willow Grove
South Shields
NE34 7PN

Site Visit Made: n/a

Relevant policies/SPDs

n/a

Description of the site and of the proposals

This application relates to an east facing two storey semi detached dwellinghouse in South Shields.

This application is for a lawful development certificate for a proposed rear extension.

The submitted application form and plans state that the applicant considers that a Lawful Development Certificate should be granted as the proposed development would comply with the General Permitted Development Order.

Publicity / Consultations (Expiry date n/a)

n/a

Assessment

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

Section 192 (2) of the Town and Country Planning Act requires that, if on application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

In relation to the enlargement, improvement or other alteration of a dwellinghouse, Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2015 (GPDO) sets out the criteria for a development to be classed as 'permitted development'.

The proposed development would comply with the criteria as set out in the GPDO. As such the proposed development would be able to benefit from permitted development. It is therefore recommended that this lawful development certificate for proposed development be approved.

Recommendation

Grant Permission No Conditions

Informatives

- 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

- 3 **NOTE TO APPLICANT**
The proposed extension would constitute permitted development by virtue of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) subject to the condition that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- 4 **NOTE TO APPLICANT**
This decision relates to the following plans:
Dwg No. A201 rec 19/07/2021
Dwg No. A202 rec 19/07/2021
Dwg No. A204 rec 19/07/2021

Case officer: Seán Gallagher

Signed:

Date: 28/09/2021

Authorised Signatory:

Date:

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