

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0137/23/COND
Proposal: Discharge of condition 3 - Materials, relating to previously approved planning application ST/0666/19/FUL
Location: 14 West Park Road
Cleadow
SR6 7RR

Site Visit Made: N/A

Relevant policies/SPDs

- 1 DM1 - Management of Development
- 2 DM6 - Heritage Assets and Archaeology

Description of the site and of the proposals

Planning permission was granted on 14th October 2022 for the partial demolition and alterations to the existing dwelling house, and the erection of a new dwelling house at 14 West Park Road, Cleadow.

This report relates to the submission of details in respect of condition 3. Condition 3 states;

Prior to the commencement of the development in relation to the proposed dwelling, samples and details of all external materials shall be submitted to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved details.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with Development Management Policies DM1 and DM6 of the South Tyneside Local Development Framework.

Publicity / Consultations

1) Neighbour responses

N/A

2) Other Consultee responses

N/A

Assessment

The applicant has submitted details of the proposed material specifications for the red / buff brick, white render, black larch cladding, natural slate tiles, anthracite grey aluminium windows, timber doors with external satin wood paint, black uPVC rainwater goods with black matt painted timber fascias and soffits, black uPVC cover grilles and flue covers and conservation style rooflights. The details have been assessed and are considered acceptable, and are also consistent with the details as shown within the original planning application. Therefore the details submitted as part of this application and requiring approval are considered acceptable, and the condition can be discharged in relation to the submitted details.

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

Recommendation

Approve Details of Condition

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.

List of details for standard note

Material Schedule received 02/03/2023

Email (RE: ST/0137/23/COND 14 West Park Road, Cleadon - condition 3) from Fitz Architects received 24/04/2023 09:15

Case officer: Nick Graham

Signed: N. Graham

Date: 10/05/2023

Authorised Signatory:

Date:

«END»