



Mr Steve Tate
15 Central Avenue
Whitburn
SR6 7LB

Date: 25/04/2023
Our ref: ST/0161/23/NMA

This matter is being dealt with by:
Samantha Gallagher on 0191 4247447
Email:
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Dear Sir

Application for a Non-Material Amendment to Existing Planning Permission ST/0617/20/HFUL Under The Town and Country Planning Act 1990

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **REFUSE** the details of the non-material amendment to planning permission ST/0617/20/HFUL that was previously granted for the following reason(s).

Proposal: Application for Non-Material Amendment in relation to approved Planning Application ST/0617/20/HFUL that granted a first floor extension and dormer loft conversion. Amendment now sought to omit plinth design at base of the proposed dormer extension (to continue vertically above the existing brickwork up to roof level (flat roof) of the dormer. To add one window into the newly constructed bathroom.

Location: 15 Central Avenue, Whitburn, SR6 7LB

REASON(S) FOR REFUSAL:

- 1 The proposed amendments would materially alter the development approved under planning permission ST/0617/20/HFUL in terms of the design of the development and its impact on the amenities of neighbouring occupiers. As such these changes are not considered to constitute a non-material amendment and a further application for full planning permission would be required in respect of such changes, although in this regard it should be noted that such a further application would not be supported given the similarities between the proposed amended scheme and the proposals refused planning permission on the 21 April 2022 under planning application reference ST/0062/22/HFUL.

NOTES TO APPLICANT:

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

Proposed Elevations Drg No 003/20 received 28/03/2023
Proposed Floor Plans Drg No 004/20 received 28/03/2023

A Inch

Andrew Inch
Senior Manager Planning