DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0163/23/COND
Proposal: Partial discharge of condition 5 - Soft Landscaping - relating to previously approved planning application ST/0666/19/FUL
Location: 14 West Park Road
Cleadon
SR6 7RR

Relevant policies/SPDs

1 DM1 - Management of Development

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, Cleadon.

This report relates to the submission of details in respect of condition 5. Condition 5 states;

Prior to the commencement of development in relation to the proposed dwelling, and notwithstanding the details submitted within this application, a scheme of hard and soft landscaping shall be submitted associated with the proposed dwelling, along with a detailed specification including the proposed species to be planted and timescales of planting. The scheme of hard and soft landscaping shall thereafter be implemented in accordance with the approved details.

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

Following receipt of comments from the Council's Landscape Officer relating to the absence of hard landscaping details and recommendation of a partial discharge in relation to soft landscaping details only, the applicant's agent agreed to proceed to a partial discharge application in relation to condition 5.

Publicity / Consultations (Expiry date 14/04/2023)

1) Neighbour responses

N/A

2) Other Consultee responses

Landscape Officer - Information submitted is only sufficient to partially discharge condition 5. There is no information provided on proposed hard surfacing

Assessment

The applicant has submitted a landscaping plan detailing the proposed soft landscaping arrangements. The details have been assessed by the Landscape Officer who considers the soft landscaping details as being acceptable and recommends a partial discharge of the condition. On this basis it is considered the details submitted as part of this application and requiring approval are partly acceptable, and the condition can be partially discharged in relation to the submitted details (the soft landscaping details only). A further discharge of condition application will be required to fully discharge the condition in relation to hard landscaping 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

List of plans for standard note

Plan Reference

Drg. No. POE_277_001 received 02/03/2023

Case officer: Nick Graham
Signed: N. Graham
Date: 11/12/2023

Authorised Signatory:
Date:

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