

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0283/23/DEM
Proposal: Application for Prior Approval under Schedule 2 Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 for the demolition of attached garage.
Location: Ramsay Cottage
1 Whitburn Road East
Cleadon
SR6 7UP

Site Visit Made: 24/04/2023

Relevant policies/SPDs

n/a

Description of the site and of the proposals

This application is for prior approval under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the proposed demolition of the garage of 1 Whitburn Road East, Cleadon which is, according to application documents, beyond reasonable repair. The assessment is to determine whether prior approval is required for the proposed demolition and any proposed restoration of the site, and if so whether it would be acceptable.

The demolition work will be carried out by hand using hand tools. Subsequently, the area would be made good and used as a patio and garden area. The wall between the existing garage and the main part of the existing bungalow is the former external wall of the bungalow. The applicant has confirmed that this wall would be retained.

As required by the GPDO, the applicant was required to erect a site notice informing the public of the proposed demolition works and a copy was submitted with the application. The applicant has submitted a photograph of the notice in situ on site on 17/04/2023. The case officer has viewed this site notice in situ also. It is therefore considered that the application has been appropriately publicised.

Publicity / Consultations (The site notice displayed by the applicant expired on 10/05/2023)

1) **Neighbour responses** – none received

2) **Other Consultee responses** – none

Assessment

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

Given the scale of the garage building, the proposed method of demolition would be acceptable, as would the proposed method of site restoration which would leave the site in a tidy condition.

Given the nature and scale of the proposed demolition work, it is considered that the proposed method of demolition and site restoration would be acceptable and is therefore recommended approval.

Recommendation

Prior Approval Required & Given

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 NOTE TO APPLICANT

This decision has been taken having had regard to the following plans:
- Site Location Plan received 03/04/2023

List of plans for standard note

Plan Reference

Site Location Plan received 03/04/2023

Case officer: Seán Gallagher

Signed:

Date: 12/05/2023

Authorised Signatory: G.Horsman

Date: 12/05/2023

«END»