DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0379/23/NMA
Proposal: Application for Non-Material Amendment to previously approved Planning Application ST/0255/22/FUL. Amendment now sought for a change to appearance of boundary wall/fence and variation in location of gates to access rear garden.
Location: Toad Hall
Front Street
East Boldon
NE36 0SF

Site visit made: 19/06/2023

Description of the site and of the proposals

Permission is sought for non-material amendments to previously approved planning application Ref: ST/0255/22/FUL, at Toad Hall, East Boldon.

Planning permission Ref: ST/0255/22/FUL granted consent for the following:

> "*Change of use to private garden area and erection of boundary wall, gates and associated landscaping."*

Proposed amendments are now sought for variation in location of the pedestrian access gate, the gates to access the rear garden and changes to the appearance of the boundary wall/fence.

The application originally also sought permission to include a bin store within the boundary wall. This element could not be considered a non-material amendment to the application. Following discussion with the agent, amended plans were received omitting the bin store from this application.

Publicity / Consultations (Expiry date N/A)

1) **Neighbour responses- N/A**

2) **Other Consultee responses- N/A**

Assessment

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

The main issues relevant to the assessment of this proposal are:

- Is the proposed change significant in terms of its scale in relation to the original approval;
- Would the proposed change result in a detrimental impact either visually or in terms of amenity; and
- Would the interests of any third party or body who participated in or were informed of the original decision be disadvantaged in any way.

The proposed amendments would not be significant in terms of their scale in relation to the original approval. Toad Hall is not a Listed Building but is positioned at the heart of the East Boldon Conservation Area. However, given the land associated with the application is located at the rear of the plot, within a modern area occupied by garages and not visible along Front Street, it was concluded at the time of assessing application ST/0255/22/FUL, that the site did not form part of the special character

or appearance of the East Boldon Conservation Area or its historic significance. The proposals were therefore concluded to not material affect the character, appearance of the conservation area or any features of historic importance. It is therefore considered that the proposed changes, the subject of this current application for a non-material amendment, would not result in detrimental impact either visually or in terms of impact on the East Boldon Conservation Area - its character, appearance or features of historic significance.

Given the location of the site and its surrounding being garages and parking areas associated with neighbouring properties, the proposed amendments would have no material impacts on neighbouring properties.

The interests of third parties who participated in the original decision would not be disadvantaged in anyway. One representation was received from the owner / occupier of 37 Front Street who raised issues relating to the concrete standing, accuracy of plans submitted, encroachment on highway and parking of vehicles in the garage area by non-garage owners. These matters were addressed in detail in the assessment of ST/0255/22/FUL, including consultation with the Transport Development Officer (as Local Highway Authority).

Recommendation

Approve Non-Material Change

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

List of plans for standard note

Plan Reference

Proposed Rear Elevations inc garden 24/07/2023

Proposed Plan received 24/07/2023

Case officer: Samantha Gallagher
Signed: S Gallagher
Date: 25/07/2023

Authorised Signatory: Helen Lynch
Date: 25/07/2023

«END»