DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0498/23/DEM
Proposal: Application for prior approval under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015, for the demolition of a large empty building in a bad state of repair.
Location: Station Garage
Station Approach
East Boldon
NE36 0AB

Site Visit Made: 09/08/2023

Description of the site and of the proposals

This application is for prior approval under Schedule 2 of part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the proposed demolition of Station Garage, Station Approach, East Boldon. 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 vacant building is in a bad state of repair, would be costly to repair and the land could be utilised for other things.

Submitted details state that the proposed demolition works would be completed by an experienced team, removing roof, windows etc and disposing of in appropriate fashion.

Following the demolition of the building, the vacant plot will be made to fit in with existing site, tarmac evened out, fence replacing where the side of the building would be.

Waste material will be removed from the site to the appropriate waste disposal sites.

As required by the GPDO, the applicant was required to erect the appropriate site notice informing the public of the proposed demolition works. A copy of the site notice was submitted with the application. A site visit was undertaken by the case officer on 9th August 2023 and the site notice (dated 5th July 2023) was visible. It is therefore considered that the application has been appropriately publicised.

Publicity / Consultations

1) **Neighbour responses**
None

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

Assessment

The proposed method of demolition would be appropriate given the scale of the building. The proposed method of site restoration would also be acceptable, leaving the site in a tidy condition.

It is considered that given the nature and scale of the proposed demolition work that prior approval is required. However, it is considered that the proposed method of demolition and site restoration would be acceptable. It is therefore recommended that although prior approval is required, it is hereby approved.

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

Recommendation

Prior Approval Required & Given (and with the following conditions being included on the decision notice):

1. The demolition is carried out within five years of the date of this decision.
2. The demolition is carried out in accordance with the submitted details, as included within application form received 18/07/2023.

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 16/08/2023

Authorised Signatory: G.Horsman
Date: 17/08/2023