South Tyneside Council

Planning Group
South Tyneside Council, Town Hall & Civic Offices,
Westoe Road, South Shields, Tyne and Wear, NE33 2RL
Email: planningapplications@southtyneside.gov.uk
Tel: 0191 424 7421

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 29

Suffix:

Property Name:

Address Line 1: Whitburn Road

Address Line 2:

Address Line 3: South Tyneside

Town/city: Cleadon

Postcode: SR6 7QP

Description of site location must be completed if postcode is not known:

Easting (x): 438378

Northing (y): 561784

Description:

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Tufts

Company Name

Address

Address line 1

29 Whitburn Road

Address line 2

Cleadon

Address line 3

Town/City

Sunderland

County

Country

United Kingdom

Postcode

SR6 7QP

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Demolition of existing single storey double garage to the side of the house and erection of new single storey double garage to the side of the house.
Garage to have strip foundation, block work design rendered and painted to match house, truss and tiled pitch roof to match house, concrete floor, electric garage roller doors, upvc side window and upvc door.
Garage to be located 2m from boundary fences, approx. 10m wide by approx. 7.5m deep, height 2.5m to eaves and 4m to pitch of roof.

Has the work already been started without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

03/07/2023

Has the work already been completed without consent?

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
House is rendered and painted white.

Proposed materials and finishes:
Garage to be built of rendered block work, painted white to match existing house.

Type:
Roof

Existing materials and finishes:
House has tiled pitch roof.

Proposed materials and finishes:
Garage to have tiled pitch roof to match house.

Type:
Doors

Existing materials and finishes:
House has upvc door.

Proposed materials and finishes:
Garage to have upvc side door to match house. Garage to also have black electric roller doors to match colour of black upvc doors of house.

Type:
Windows

Existing materials and finishes:
House has grey (anthracite) upvc windows.

Proposed materials and finishes:
Garage to have one grey (anthracite) upvc side window.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Existing driveway is tarmac.

Proposed materials and finishes:
New garage entrance to comprise block paved border with gravel interlocking tray system to keep gravel in. Colours to be grey to blend in with existing house, and new garage colour scheme.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

◯ Yes
⊘ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

⊘ Yes
◯ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Full tree survey undertaken and Council Tree team have provided approval for removal of closest trees under Ref TT/730 dated 13th July 2023

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [x] Yes
- [ ] No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Full tree survey undertaken and Council Tree team have provided approval for removal of closest trees under Ref TT/730 dated 13th July 2023.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

Parking

Will the proposed works affect existing car parking arrangements?

- [x] Yes
- [ ] No

If Yes, please describe:

This planning application is for the replacement of an existing dilapidated double garage with a new double garage. This will enable me to put my car in the garage rather than leaving on my private driveway.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Unknown

Date (must be pre-application submission)

27/03/2023

Details of the pre-application advice received

On 27th March I contacted the planning application team and was advised that planning permission was not required. I believe the planning officer I talked to was Rowshen (or Roisin?). I was advised that planning permission for my proposed replacement garage was not required as; a) The Garage is more than 2 metres from the boundary fence and b) has a maximum eaves height of 2.5m with a max 4m pitch height.

Although I was repeatedly told I did not require planning permission I was told to get in touch with the tree team. I have been in touch with the tree team who have given approval to remove trees and are comfortable with the development.

Subsequently, I also spoke numerous times with Adam (0191 424 7434) in the planning team who gave me the same advice. Adam was a great help, a really nice chap.

However Claire Dobinson Booth has been out to see me today and advised that, despite previous advice, it is now the Council's opinion that I do require planning permission. Hence this submission.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

Ian

Surname

Tufts

Declaration Date

09/08/2023

☑ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Ian Tufts

Date

09/08/2023