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; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

Suffix

Property Name

Monkton Farmhouse

Address Line 1

Monkton Lane

Address Line 2

Monkton Village

Address Line 3

Jarrow

Town/city

Tyne and Wear

Postcode

NE32 5NN

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

Easting (x)

432145

Northing (y)

563754

Description

Applicant Details

Name/Company

Title

First name

Scott

Surname

High

Company Name

Address

Address line 1

Monkton Farmhouse

Address line 2

Monkton Lane

Address line 3

Monkton Village

Town/City

Tyne and Wear

County

Jarrow

Country

Postcode

NE32 5NN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Peter

Surname

Nugent

Company Name

Ainsworth Spark Associates

Address

Address line 1

9 Summerhill Terrace

Address line 2

Address line 3

Town/City

Newcastle upon Tyne

County

Country

United Kingdom

Postcode

NE4 6EB

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

The proposal is to make two openings in the southern boundary wall to incorporate pedestrian and vehicular access.

Has the work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
⊘ Grade II*
◯ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Demolition of Listed Building

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- [x] Yes
- [ ] No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- [ ] Yes
- [x] No

b) Demolition of a building within the curtilage of the listed building

- [ ] Yes
- [x] No

c) Demolition of a part of the listed building

- [ ] Yes
- [x] No

Please provide a brief description of the building or part of the building you are proposing to demolish

Part of southern boundary wall in two locations.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To create pedestrian and vehicular access to the dwelling and reduce on street parking on Monkton Lane.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [ ] Yes
- [x] No

b) works to the exterior of the building?

- [ ] Yes
- [x] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [x] Yes
- [ ] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [ ] Yes
- [x] No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Openings to be made in boundary wall in two locations - please see following documents:

-AsExisting-MFDA-ASA-XX-XX-DR-A-001-P01
-AsProposed-MFDA-ASA-XX-XX-DR-A-100-P02
-HeritageDesignAndAccessStatement-MFDA-ASA-X-XX-RP-A-001-P00

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

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

Type:
Vehicle access and hard standing

Existing materials and finishes:
There is no vehicle access. The pedestrian access is a stone path from the west to east along the front elevation and around to the side elevation. The remaining grounds are overgrown garden of grass and small shrubbery.

Proposed materials and finishes:
Permeable gravel surface for parking will be added and an additional stone path will match existing.

Type:
Other

Other (please specify):
Driveway Gates

Existing materials and finishes:
No existing gate. Currently stone boundary wall.

Proposed materials and finishes:
Proposed solid metal sliding gate, electric powered for remote opening control, painted to match pedestrian gate. Height to match tall stone walling adjacent. Design to be solid to maintain privacy, with additional balusters to the front match existing metal railings.

Type:
Other

Other (please specify):
Pedestrian gate

Existing materials and finishes:
No existing gate. Currently random coursed rubble sandstone wall with metal railings.

Proposed materials and finishes:
Proposed metal gate with balusters to match existing metal railings, opening in over (into property), painted black to match vehicular gate and existing metal railings. Height to match existing railings.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Random course sandstone rubble boundary wall with flat stone coping

Proposed materials and finishes:
Existing wall to be taken down and rebuilt with the same materials as former wall where possible. Proposed wall to be rebuilt with opening for vehicle access, centrally aligned, complete with metal gates. New proposed stone walling will be complete with lime mortar. Separate timber fence to be erected within the site's boundary. Spanning from the east gable to the east boundary, set back from the building line of the principal elevation. Timber gate to be included.

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

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

-AsExisting-MFDA-ASA-XX-XX-DR-A-001-P01
-AsProposed-MFDA-ASA-XX-XX-DR-A-100-P02
-HeritageDesignAndAccessStatement-MFDA-ASA-X-XX-RP-A-001-P00

Pedestrian and Vehicle Access, Roads and Rights of Way

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

- [x] Yes
- [ ] No

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

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

-AsExisting-MFDA-ASA-XX-XX-DR-A-001-P01
-AsProposed-MFDA-ASA-XX-XX-DR-A-100-P02
-HeritageDesignAndAccessStatement-MFDA-ASA-X-XX-RP-A-001-P00

Parking

Will the proposed works affect existing car parking arrangements?

- [x] Yes
- [ ] No

If Yes, please describe:

Currently, there is no parking onsite at the property. Current residents use on-street parking on Monkton Lane.
The proposal will see the creation of one parking space within the boundary of the property.

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?

- [x] Yes
- [ ] No

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

-AsExisting-MFDA-ASA-XX-XX-DR-A-001-P01
-AsProposed-MFDA-ASA-XX-XX-DR-A-100-P02

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

-AsExisting-MFDA-ASA-XX-XX-DR-A-001-P01
-AsProposed-MFDA-ASA-XX-XX-DR-A-100-P02

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

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

◉ Yes
○ No

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

◉ The agent
○ The applicant
○ Other person

Pre-application Advice

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

○ Yes
◉ No

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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
- [x] The Agent

Title

First Name

Peter

Surname

Nugent

Declaration Date

10/12/2024

- [x] Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Peter Nugent

Date

10/12/2024