

D & A Statement

Vacant Plot to the South of 39 Sunderland Rd East Boldon

The plot forms part of the boundary within 39 Sunderland Rd. It is currently used as a paddock and for recreational purposes in connection with the main dwelling.

The site formed an access road to Stratford Hs. & 35 Sunderland Rd. These were constructed in the early 20th Century. Construction of Fairhaven and Penton Hs. being constructed a few years later. These are very large Victorian type dwellings which are still quite imposing, all looking onto the greenbelt land to the rear facing east. Their garden having consumed the access road during the 1960.s.

Interesting old maps depict how the Sunderland Rd/Cleadon Lane junction has developed over the century or so.



1842 map showing an old limestone quarry adjacent to Sunderland Rd & Cleadon Lane.



East Boldon showing two rows of terraced houses circa 1919



East Boldon 1921 showing road access to 35 Sunderland Rd & Stratford Hs., abutting the field adjoining Low Hs. Farm. Note: site is marked red remainder of road dotted line.

The site is long and narrow being 79m long & 10.32m wide, widening to 13.5m at the western end.

39 Sunderland Road, is quite a substantial dwelling built circa 1980. It was extended to include a single storey swimming pool. Access is via a shared pedestrian/vehicular driveway off Sunderland Road.

Planning permission was granted to 43 Sunderland Rd. for a separate pedestrian/vehicular access some four years ago, which was never implemented and no lapsed.

A timber set of gates within a fence are set at the eastern edge abutting Sunderland Rd., The northern boundary is a detailed brick wall in a state of semi collapse. Southern boundary is a low level fence with small hedges running the complete length, western boundary is shared with 35 Sunderland Rd being a 2.1m high fence.

The proposed dwelling is set 3m from the gable of the swimming pool and over 13m from the back of 43 Sunderland Rd.

The proposal offers 2 No. car parking spaces and additional 3 No. visitor spaces as well as a turn point for drive in drive out purposes.

There is an eclectic mix of buildings dating from late 19th Century terraced houses to large Victorian houses including dwelling from 1960.s 80 & 21 Century.

It was considered a contemporary approach to design best fitted the site.

- 1 It will be the first house seen within this part of East Boldon, when approached from the east.
- 2 The imposing Victorian Dwellings are massive in comparison and they stand to make their own statement.
- 3 The newer dwellings however are quite boring comparatively speaking and are without character.
- 4 This proposal seeks a distinctive modern design complete with 1st floor balcony and views to east west & south taking in most of the land views as well as limited sea views, some 4000m to the east.

- 5 The internal layout offers open plan living on the ground floor whilst offering 4 No. bedrooms and a lounge at 1st floor. Both master bedroom and Lounge access a corner balcony offering south/west vista's.

The construction will be timber frame with render finish, this will be complemented with metal cladding and aluminum double/triple glazed windows.

The structure will be super insulated to cater for current building regs and beyond.

Energy saving items such as rainwater harvester, passive heat exchanger and air source heat pumps will be installed.

A mixture of soft and hard contemporary landscape is considered, inline with the main design, access is via an exist entrance onto Sunderland Rd.

6 or 7.5m radius bends with a 10 x 5.5m carriage way leading from Sunderland Rd. onto a 3-5m wide inner road. Providing 2 No car parking spaces set under the two storey dwelling, 3 visitor spaces are also proposed.

There are no trees within the site, however there are trees set within 43 Sunderland Rd and the adjacent field to the south.

The proposal is set as far way from these trees as possible ensuring minimal disruption to the existing eco system.

It is proposed as a self build therefore no Biodiversity requirements are required.

Given it was previously used as an access road, it is assumed there will be no underlying foundations etc to grub up, effectively this is a virgin site with little to no issues as far as construction is concerned.

The footprint covers just 17.5% of the land area, and is considered well under developed for 1 No dwelling.

Whilst it is not proposed that it would ever be extended, it is considered the P.D rights will not be revoked.

The site is freehold without covenants and the like.

Conclusion:

The site considered all current planning criteria, footprint, setting mass etc. It is considered as falling within all current planning guidelines.

A very contemporary design, it is considered quite beautiful in both aesthetics, setting and overall design. It will use modern materials, be super thermally efficient as well as being eco friendly.

Whilst the site has remained untouched for decades other than a paddock for occasional horse use as well as general garden recreational use, it is considered as a land fall site set within the boundaries of the existing built up zone.

It is therefore requested that the Local Authority seriously consider this proposal and give their support in granting planning permission for this beautifully designed dwelling.