

Local Government
OMBUDSMAN

15 April 2015

Mr Michael Dawson
5 Second Avenue
Amble
MORPETH
NE65 0EU

Our ref: 14 015 052

(Please quote our reference when contacting us and, if using email, please put the reference number in the email subject header)

If telephoning please contact: 01904 380214
email address: A.Reynolds@coinweb.lgo.org.uk

Dear Mr Dawson

Complaint about South Tyneside Metropolitan Borough Council

Thank you for your comments about my draft decision on your complaint.

I have carefully considered what you have said, but this does not affect my view of your complaint.

I have responded to most of your points within the statement. I have:

- said why the Council could not make the developer provide new plans or remove the shed;
- explained why the foundations being a metre too wide would not invalidate the implementation of the permission; and
- responded to your views on which end of the shed the height of 15.5 metres relates to and the relevance of plan 8296/14

I shall address your other points in this letter.

You say the Council did not originally accept the shed was built wider than the plans. I agree with you and the draft statement said this.

You say the developer did not meet condition 2. The Council agree with you and this is why it says there was a breach of planning control.

You say the Council did not talk to residents at public meetings and you have never been invited to one. I am only aware of one public meeting held in November 2013, arranged by Councillors. I have changed meetings to meeting in my statement. I know planning officers attended this

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meeting. I do not know if you were invited but you attended as you e-mailed the Council about it afterwards. You were also kind enough to clarify the other meetings were private meetings you had with planning officers.

The Council did respond to my draft decision but only to say it had no comments.

I enclose a copy of my final decision. As required by law, I have also sent a copy to the Council.

Customer Satisfaction Survey

You may receive a further letter from the LGO in the coming weeks inviting you to complete a short questionnaire telling us about your experience of the LGO's service. I hope that you choose to take part in the survey and contribute your views to the research.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adele Reynolds', with a stylized, cursive script.

Adele Reynolds
Investigator

Enc: Statement of my final decision