



## NOTICE OF GRANT OF PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2010

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**Application Number**

ST/0966/12/FUL

**Date of Issue**

15/11/2012

**Contact Name and Address:**

Dr J Martin  
12 Marsden Road  
South Shields  
NE34 6DF

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In pursuance of their powers under the above mentioned Acts, South Tyneside Council as Local Planning Authority hereby **GRANT** planning permission for the following:

**PROPOSAL:** Demolition of existing 2 storey rear off shot and garage. Erection of single and 2 storey rear extension with first floor patio above garage. Alterations to increase the height of the roof to incorporate a single ridge with 2 dormer windows to both front and rear elevations

**LOCATION:** 71 Greens Place, South Shields, NE33 2AQ

In accordance with your application dated 02 June 2012

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**SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):**

- 1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

- 2 The development shall be carried out in accordance with the approved plan(s) as detailed below

Amended Plan No. 00 received 16.10.12  
Amended Plan No. 000 received 16.10.12  
Drawing No. 16 received 29.06.12  
Drawing No. 17 received 29.06.12  
Drawing No. 12 received 29.06.12

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

- 3 The external surfaces of the development hereby permitted shall be of brick and reclaimed or second hand slates closely matching in colour, size, shape and texture those of the existing building of which the development will form a part, as detailed in the application.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

- 4 The privacy screen to the proposed patio along the common boundary with no. 70 Greens Place shall be erected prior to the patio being brought into use and shall not be removed or reduced below a minimum height of 1.2 metres above the side wall.

To ensure the protection of privacy for neighbouring occupiers, in accordance with South Tyneside LDF Development Management Policy DM1.

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## **NOTES TO APPLICANT:**

### **1 SUMMARY OF REASON TO GRANT**

The Local Planning Authority is of the opinion that the proposed development gives rise to no material harm in terms of its scale and design, impact on the host property, general character of the area (including street scene and neighbouring heritage assets), amenities of the neighbours or highway safety.

It accords with the relevant Local Development Framework Development Management (DM) policies, including Supplementary Planning Documents (SPDs), that relate to its determination (as listed below) and there are no material considerations that indicate that the decision of the Local Planning Authority should be made to the contrary.

DM1 Management of Development  
DM6 Built Heritage and Archaeology

SPD9: Householder Developments

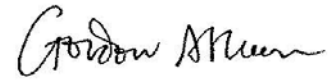
### **2 ALL DEVELOPMENTS WITHIN COALFIELD STANDING ADVICE AREAS**

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

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Gordon Atkinson  
Planning Manager

**Your attention is drawn to the attached schedule of notes which form part of this notice**

## **NOTES**

- 1 This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval, or consent for any other purpose. Applications should be made for any other permission, approval or consent required from South Tyneside Council (including Building Regulations approval, or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development, or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
- 2 You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.
- 3 Any non-material change to the approved plan(s) that form part of this permission would require the submission of an application for a non-material change under section 96A of the Town and Country Planning Act 1990. Whether changes to a proposed development are considered non-material is a matter for Planning Authority discretion.
- 4 The approved development should be implemented in strict compliance with all of the planning conditions, and in particular any which require details to be approved prior to the commencement of the development. Failure to do so may result in any commencement of development being unauthorised, which could be liable to enforcement action.
- 5 If you wish to change, or not comply with, any of the planning conditions attached to the permission, then you will need to submit a new application for planning permission under section 73 of the Town and Country Planning Act 1990. This does not affect your statutory rights of appeal against any of the planning conditions. This includes if you wish to not comply with a condition attached to a permission which details the approved plan(s), so as to make a minor material change to the approved plan(s). A minor material change is defined as one whose scale and nature results in a development that is not substantially different from that which has been approved.

## **APPEALS TO THE SECRETARY OF STATE**

- 6 **Only the applicant possesses the right of appeal**
  - If you are aggrieved by the decision of the local planning authority to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government in accordance with section 78 of the Town and Country Planning Act 1990 within 6 months from the date of this notice.

- The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.
- Appeals can be made online using the Planning Inspectorates planning appeal service through Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). You must use a standard Planning Appeal Form when making your appeal. Alternatively this form can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Please note that you must state the appeal form that you require.
- Please be aware that details of planning appeals are available on the internet and may include a copy of the original planning application form and relevant supporting documents supplied to ourselves, either by you, or your agent, together with the completed appeal form, and information that you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More information about data protection and privacy matters is available on the Planning Portal website.

## **PURCHASE NOTICES**

- 7 If permission to develop land is granted subject to conditions, whether by South Tyneside Council as local planning authority or by the Secretary of State for Communities and Local Government, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council, requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.