

## **DEVELOPMENT PLAN**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

## **Unitary Development Plan - current status**

The Unitary Development Plan for Sunderland was adopted on 7th September 1998. In the report on each application specific reference will be made to those policies and proposals, which are particularly relevant to the application site and proposal. The UDP also includes a number of city wide and strategic policies and objectives, which when appropriate will be identified.

## **STANDARD CONDITIONS**

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

## **SITE PLANS**

The site plans included in each report are illustrative only.

## **PUBLICITY/CONSULTATIONS**

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010

## **LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION**

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the Office of the Chief Executive in the Civic Centre or via the internet at [www.sunderland.gov.uk/online-applications/](http://www.sunderland.gov.uk/online-applications/)

Janet Johnson  
Deputy Chief Executive

**Reference No.:** 13/04116/FUL Full Application

**Proposal:** **Refurbishment of existing bungalows at Roche Court and Wenlock to include changing the existing flat roofs to pitched. Existing open space including three parking bays adjacent to central garages to house a district heating energy centre works to include stopping up of public highways. (Amended Plans received 14.01.2014)**

**Location:** Roche Court And Wenlock Glebe Washington

**Ward:** Washington Central

**Applicant:** Gentoo Sunderland

**Date Valid:** 13 December 2013

**Target Date:** 14 March 2014

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## **PROPOSAL:**

The application is for the refurbishment of existing bungalows at Roche Court and Wenlock to include changing the existing flat roofs to pitched. Existing open space including three parking bays adjacent to central garages to house a district heating energy centre works to include stopping up of public highways. (Amended Plans received 14.01.2014)

The application is a major planning application and has been advertised by the way of neighbour notification and site and press notice.

## **TYPE OF PUBLICITY:**

Press Notice Advertised

Site Notice Posted

Neighbour Notifications

## **CONSULTEES:**

Environment Agency

Network Management

Washington Central - Ward Councillor Consultation

Environmental Health

Northumbrian Water

Final Date for Receipt of Representations: **29.01.2014**

## **REPRESENTATIONS:**

Consultee Responses

### Environmental Health

No adverse comments subject to conditions in respect of noise assessment and site set up operations.

### Highways

No comments

### Neighbour Representation

Two letters of objection have been received from 28 and 32 Thetford. The main areas of concerns are:

- Loss of outlook
- Unacceptable reduction of light into dwellinghouse

## **POLICIES:**

In the Unitary Development Plan the site is subject to the following policies;

EN\_10\_Proposals for unallocated sites to be compatible with the neighbourhood

B\_2\_Scale, massing layout and setting of new developments

EN\_5\_Protecting sensitive areas from new noise/vibration generating developments

R\_1\_Working towards environmentally sustainable development

R\_2\_Taking account of spare infrastructure / reduced travel / vacant & derelict land

R\_3\_Infrastructure provision, etc. in association with developments

R\_4\_Incorporation of energy saving measures

EN\_1\_Improvement of the environment

## **COMMENTS:**

At the meeting of 26 February 2014 Members resolved to defer the application until such time that a site visit could be undertaken to consider the impact of the proposal on existing residential properties. Therefore, it is advised that a detailed report will be circulated to Members following the aforementioned visit.

**RECOMMENDATION: Deputy Chief Executive to Report**