

24<sup>th</sup> March 2009

Development Control  
(Hetton, Houghton and Washington)  
Sub-Committee

## SUPPLEMENTARY REPORT ON APPLICATIONS

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Number: S1

Application No. 09/00432/VAR

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Proposal: Variation of condition No. 2 of planning permission 07/00428/SUB (Extension to existing care home to provide 30 No. bedrooms with ancillary accommodation) through the relocation of the main entrance to the home.

Location The Pavillion, North View Terrace, Houghton-Le-Spring, DH4 5NW

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Following the expiration of the statutory consultation period no further representations have been received.

### Conclusion

As detailed on the main agenda report, the proposal is considered to be acceptable with due regard to the relevant UDP policies both in principle and in scale. Members are recommended to approve the proposal subject to the conditions set out below.

### **Recommendation: APPROVE, subject to the conditions outlined below:**

- 1) The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.
- 2) No deliveries shall be taken at or despatched from the site outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 Saturdays, nor at any time on Sundays, Bank or Public Holidays to

ensure that nearby properties are not adversely affected by the development and that highway safety is not compromised and to comply with policy EC12, EC13 of the UDP.

3) The construction works required for the development hereby approved shall only be carried out between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays and at no time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the UDP.

4) Before the development hereby approved is commenced the extension to the care home shall be pegged out on site and its exact location agreed in writing with the Local Planning Authority, in order to achieve a satisfactory form of development and to comply with policy B2 of the UDP.

5) Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.

6) Details of the proposed location of the construction compound(s) shall be submitted to and approved in writing by the Local Planning Authority in order to ensure a satisfactory form of development and to comply with policy B2 of the UDP.

7) If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the UDP.

8) The erection of fencing for the protection of any retained trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the UDP.

9) Before the development commences details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. These details shall include the installation and maintenance of a wheelwash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policies B2 and T14 of the approved UDP.

10) Notwithstanding the plans hereby approved a revised parking layout should be submitted to and approved in writing by the Local Planning Authority. The parking area should thereafter be implemented in complete accordance with the agreed details, in the interests of highway safety in accordance with policy T14 of the UDP.