

**DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE**

AGENDA

**Meeting to be held in the Committee Room No. 2 on
Tuesday, 4th July, 2006 at 3.30 p.m.**

Part I

ITEM		PAGE
1.	Receipt of Declarations of Interest (if any)	
2.	Apologies for Absence	
3.	Applications made under the Town and Country Planning Acts and Regulations made thereunder Report of the Director of Development and Regeneration (copy herewith).	1
4.	Town and Country Planning Act 1990 – Appeals Report of the Director of Development and Regeneration (copy herewith).	11

**R.C. RAYNER,
City Solicitor.**

Civic Centre,
SUNDERLAND.

23rd June, 2006

**Development Control (North Sunderland)
Sub-Committee**

4th July 2006

REPORT ON APPLICATIONS

REPORT BY DIRECTOR OF DEVELOPMENT AND REGENERATION

PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to the Director of Development and Regeneration for determination. Further relevant information on some of these applications may be received and in these circumstances either a supplementary report will be circulated a few days before the meeting or if appropriate a report will be circulated at the meeting.

LIST OF APPLICATIONS

Applications for the following sites are included in this report.

1. 188 Newcastle Road, Fulwell

COMMITTEE ROLE

The Sub Committee has full delegated powers to determine applications on this list. Members of the Council who have queries or observations on any application should, in advance of the above date, contact the Sub Committee Chairman or the Development Control Manager (ext. 1551) email address dc@sunderland.gov.uk

DEVELOPMENT PLAN

Section 54A of the Town and Country Planning Act 1990 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 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration. These and other standard conditions are not normally included in the report to Committee. Consequently for the information of the Members these standard conditions are detailed below.

Full Planning Permission

(1) The development to which this permission relates must be begun not later than five years beginning with the date on which permission is granted to ensure that the development is carried out in a reasonable period of time.

(2) The development to which this permission relates shall be carried out in complete accordance with the approved plans and specifications in order to ensure that the development as carried out shall not vary from the approved plans.

Outline Planning Permission

(1) The following matters are reserved for the subsequent approval of the local planning authority:- the siting, design, external appearance of the buildings and the means of access thereto, to enable the local planning authority to retain control over the development.

(2) Applications for the approval of reserved matters must be made no later than the expiration of three years, beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates: (a) the expiration of five years from the date of this permission; (b) the expiration of two years from the final approval of the reserved matters, or in the case of an approval on different dates the final approval of the last such matter to be approved; to ensure that the development is carried out in a reasonable time.

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 (General Development Procedure) Order 1995.

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 Department of Development and Regeneration in the Civic Centre.

Philip J. Barrett

Director of Development and Regeneration.

1.

North
Sunderland

Reference No.: 06/01834/SUB Resubmission
Proposal: **Erection of a two-storey side extension.**
Location: 188 Newcastle Road Sunderland

Ward: Fulwell
Applicant: Mr And Mrs Shields
Date Valid: 30 May 2006

LOCATION PLAN



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PROPOSAL:

The application relates to the proposed erection of a two-storey side extension to provide two additional bedrooms and a car port at 188 Newcastle Road, Fulwell.

This application would normally be dealt with under the scheme of delegation; however, the application has been referred to the Development Control (North area) Sub Committee due to a request from Councillors Howe, Walton and Bohill.

TYPE OF PUBLICITY:

Neighbour Notifications

CONSULTEES:

None are required

Final Date for Receipt of Representations: **20.06.2006**

REPRESENTATIONS:

Two letters of objection have been received as a result of the consultation process; both of which are on behalf of the resident of 186 Newcastle Road. The objections raised include:

- the extension being unsightly and uncharacteristic of the existing street scene;
- devaluation of neighbouring property;
- loss of light to the neighbouring kitchen, garden and toilet room;
- neighbouring kitchen will feel dingy and oppressive.

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
EN_10_Proposals for unallocated sites to be compatible with the neighbourhood

COMMENTS:

The three main issues to consider are:

- Impact on street scene;
- Impact on visual amenity and privacy of neighbouring properties;
- Impact on highway safety.

Impact on street scene

The front elevation of the proposed first-floor is set-back from the existing dwelling house by 1.0 metre, although a bow window projects out by 0.55 metres from this point. The rear elevation is level with the dwelling building line, whilst the roof of the extension retains the original hipped roof design. Supplementary Planning Guidance requires that extensions of this type are normally subordinate in scale to the host dwelling in order to eliminate the potential risk of future terracing. It is considered that the proposal meets this criterion.

The proposed ground-floor of the extension will adjoin the front of an existing garage located in the rear garden of the property. The submitted plans indicate that this area will be used as a car port, and will also be set-back from the front elevation of the dwelling. Hence, this is considered to be a well-mannered extension when viewed from Newcastle Road.

Impact on visual amenity and privacy of neighbouring properties

The bulk of the objectors' argument against this proposal focused on the impact of this extension on the neighbouring property of 186 Newcastle Road. Due to an incline in ground level towards the host dwelling from that of 186 Newcastle Road, the proposed extension will be set-up by around 1 metre from the ground level of the adjacent property. Hence, given that the proposal aligns the neighbouring boundary to the south, the elevated extension will stand only 3.5 metres from the side wall of 186 Newcastle Road, which contains two standard-sized kitchen windows on the ground-floor.

It is considered that this extension will have a small impact on the outlook and daylight of one of these windows. However, the second side window will not directly look onto the proposed extension, whilst there is also a kitchen window located on the rear of this dwelling (east-facing). The remaining windows on the north-side elevation are that of a first-floor toilet room and landing, both of which contain frosted glass. Therefore, it is considered that there is not an unacceptable restriction of natural light into this dwelling, whilst given the relatively close distance of the applicants' existing gable-end to the neighbouring kitchen, the outlook from the side windows will not be greatly changed. There are no windows in the side elevation of the proposal.

Impact on highway safety

It is considered that the proposed development would be unlikely to have any impact upon highway safety as it would retain a parking space within the curtilage.

Conclusion

The proposed development will appear subordinate to the existing dwelling and therefore accords with UDP policies and SPG guidelines. As this extension lies to the north of the objectors' property, there will be no loss of sunlight on the neighbouring side elevation, whilst the negligible impact upon residential amenity is not considered to be unacceptable in this instance.

Accordingly, it is recommended that the application be approved.

RECOMMENDATION: Approved

Conditions:

- 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, to ensure that the development is carried out within a reasonable period of time.
- 2 The development to which this permission relates shall be carried out in complete accordance with the approved plans and specifications, to

ensure that the development as carried out shall not vary from the approved plans.

- 3 Notwithstanding any indication of materials which may have been given in the application; the external brickwork and roof tiles shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority first agrees any variation in writing; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or openings shall be inserted in the side of the extension facing 186 Newcastle Road hereby permitted, in order to achieve a satisfactory form of development and to comply with policy B2 of the Unitary Development Plan.

ITEMS FOR INFORMATION

LIST OF OTHER APPLICATIONS CURRENTLY ON HAND BUT NOT REPORTED ON THIS AGENDA WHICH WILL BE REPORTED WITH A RECOMMENDATION AT A FUTURE MEETING OF THE SUB COMMITTEE

APPLICATION No. & Ward	ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
04/01568/OUT Southwick	Sunderland Association Football Club Stadium Of Light Sunderland	Sunderland AFC Erection of ten storey hotel incorporating two storey academy in existing parking area.	04.03.2005	03.10.04	Awaiting further Information

**Items Delegated to the
Director of Development and
Regeneration**

Items Delegated to the Director of Development and Regeneration

1. **Erection of 7 no hybrid units, industrial workshop space to ground floor, office space to first floor**

06/01752/SUB **MTK Containers Ltd Alda House West Quay Road Sunderland Enterprise Park**

08/05/06 UK Land Estates LTD

Decision: Approved

Date of Decision: **16th June 2006**

**Appeals Received
and Determined**

APPEALS RECEIVED FOR NORTH SUNDERLAND

BETWEEN 01/05/06 AND 31/05/06

CASE NUMBER	ADDRESS	DESCRIPTION OF APPEAL	DATE RECEIVED
05/04639/FUL Delegated Decision	17 Newburn Avenue □ Sunderland □ SR5 1LB □	Erection of a single storey extension to the rear and two storey side extension	09/05/2006
06/00776/FUL Delegated Decision	11 Hallgarth Court □ North Haven □ Sunderland □ SR6 0RG □	Erection of conservatory to rear.	16/05/2006

BACKGROUND PAPERS

RELEVANT NOTIFICATION LETTERS

APPEALS DETERMINED FOR NORTH SUNDERLAND

BETWEEN AND

CASE NUMBER	ADDRESS	DESCRIPTION OF APPEAL	INSPECTORS DECISION	DATE
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BACKGROUND PAPERS

RELEVANT DECISION LETTERS AS ATTACHED