

Planning and Highways Committee
10th June 2024

REPORTS FOR CIRCULATION

REPORT BY EXECUTIVE DIRECTOR – CITY DEVELOPMENT

PURPOSE OF REPORT

This report is circulated to the Committee. It includes additional information received after the preparation of the Committee Report. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

Application 1 of Item 3

23/02018/FUL - 7 Rock Lodge Road Sunderland SR6 9NX

As stated within the main report, the additional consultation carried out on 22nd May 2024 was designed to inform neighbours, objectors and supporters of the correct amended description for the proposal and that the application would be heard by the Planning and Highways Committee.

This consultation ended on 6th June 2024 and further letters of objection from the occupiers of 3, 5, 7, 9 and 11 Rock Lodge Road and 17 Rock Lodge Gardens have been received in response to this additional consultation on the application.

The representations raise concerns regarding the size of the extension, its visual impact, loss of view, parking arrangements and property value. It is considered that the issues raised in these representations have already been discussed and addressed by the main agenda report and for the reasons set out within the main report, the development proposed by the application is considered acceptable.

The occupier of a neighbouring property has also drawn to officers' attention that nesting birds may be present at the property. The applicant's responsibilities towards nesting birds under the relevant wildlife legislation can be highlighted via an informative note on any decision notice for the application.

The recommendation therefore remains that the application is APPROVED subject to the conditions set out in the main agenda report.

Application 4 of Item 3

23/00143/FUL – 9 Ashton Way, Sunderland, SR3 3R

Further to the main agenda report, a minor addition to recommended condition no. 3 is suggested, to clarify the level of obscurity required to the bedroom window. For information, the transparency of windows is typically measured on a scale between 1 and 5, with level 1 the most transparent and level 5 the opaquest. It is recommended that condition no. 3 be amended to stipulate that the opacity of the glazing must be a minimum level 3.

RECOMMENDATION: APPROVE, subject to amended condition 3 below and all other conditions provided on the main agenda report.

Amended condition 3:

Notwithstanding the submitted drawings, the 'Bedroom 4' window shall be fitted with top hung or non-opening obscured glazing (minimum opacity of Pilkington level 3 or equivalent) and shall be maintained and retained as such thereafter, in order to achieve a satisfactory form of development and to comply with policy BH1 of the Core Strategy and Development Plan.

Application 6 of Item 3

24/00749/TC3 - The Gardens, Silksworth Gardens, Sunderland

Further to the main report, the consultation period for the application expires today (10th June 2024) and it is confirmed that no representations have been received. As per the main report, the recommendation is that Members GRANT CONSENT for the works, subject to the conditions provided in the main report.

END OF REPORT