



North Tyneside Council

Planning Committee

12 March 2021

Dear Councillor,

Further to the agenda previously circulated for the meeting of the Planning Committee to be held on 16 March 2021, I now attach a series of addendums to the planning officer's reports in relation to the following items:

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Circulation overleaf ...

Members of the Planning Committee:

Councillor Ken Barrie
Councillor Brian Burdis
Councillor Sandra Graham
Councillor Frank Lott (Chair)
Councillor Willie Samuel
Councillor Frances Weetman

Councillor Trish Brady (Deputy Chair)
Councillor Linda Darke
Councillor Muriel Green
Councillor Paul Richardson
Councillor John Stirling
Councillor T Mulvenna (Substitute)

ADDENDUM

Item No: 7

Application No:	20/01181/FUL	Author	Julie Lawson
Date valid:	8 September 2020	:	
Target decision date:	8 December 2020	☎:	0191 643 6337
		Ward:	Northumberland

Application type: full planning application

Location: Centurion Park Golf Club Rheydt Avenue Wallsend Tyne And Wear NE28 8SU

Proposal: Construction of a driving range with associated parking, including ancillary sports bar/restaurant, pro shop, golf academy, golf club changing facilities, and function rooms, creation of a new vehicular access and reconfiguration of Wallsend Golf Course. (Resubmission) (Amended and additional information 17.11.20 & 18.11.20) (Additional information 07.01.21)

Applicant: Harrison Golf And Leisure Newcastle Ltd, C/O Agent

Agent: JW Planning Ltd, John Wyatt 41 Marske Mill Lane Saltburn By The Sea TS12 1HT

RECOMMENDATION: Application Permitted

The following conditions have been amended following discussion with the agent and the relevant consultees (Environmental Health and Landscape Architect).

Condition 20. Details of the Photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. They shall be designed to ensure they cause no glare to aviation. The development shall be carried out in accordance with the agreed details.
Reason: In the interests of aviation safety given the close proximity of the site to the flight path of Newcastle International Airport in accordance with the advice in NPPF.

Condition 40. No equipment which exceeds current background noise levels at the closest residential properties (i.e. West Street) shall be operated on the site.
Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

Condition 49: The external seating areas shall only be used between 08:00 to 21:00 hours.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

Officer note: This will allow the driving range bays to be operated to the same hours as the overall opening hours.

Condition 52. Prior to any works starting on site, (including demolition and all preparatory work), an Arboricultural Method Statement (AMS) in accordance with the recommendations of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' shall be submitted to and approved in writing by the Local Planning Authority in order to demonstrate that the proposed works are practical and can be undertaken without adverse impacts on retained trees. The Method Statement is to include the following:

- A scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) the type of protective fencing and signage;
- Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees (including the removal of existing structures and hard standings);
- Details of construction within the RPA including hard surfaces and/or scaffolding that may impact on the retained trees including the installation of temporary ground protection;
- Details of any construction works and methods of installation required within the root protection area as defined by BS5837:2012 which make provision for protection and the long-term retention of the trees, for the location of any (and not limited to) underground services, carriage way positions, parking areas and driveways, drainage, lighting, fence posts, installation of kerb lines or any structures within the root protection area and /or specialist foundations. Such areas are to be constructed using a 'No-dig' specification and to include works being undertaken by hand or suitable method such as an air spade along with any necessary ground treatments to deal with compacted areas of soil. Details shall demonstrate that any trenches or excavation works will not cause damage to the retained trees and /or root systems of the trees No services shall be dug or laid into the ground other than in accordance with the approved details;
- Details of any changes in ground level, including existing and proposed levels and any retaining structures required within the root protection area as defined by BS5837:2012. Thereafter no changes in levels shall be implemented unless wholly in accordance with the approved details or otherwise approved in writing by the Local Planning Authority. and the effect they will have on finished levels and finished heights;

Thereafter all construction and excavation works shall be implemented in accordance with the approved details. Any variation to the approved AMS and TTP should be submitted in writing to the Local Planning Authority for approval.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to

the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

Officer note: the Landscape Architect advises that the Arboricultural Impact Assessment has already been submitted so does not need to be submitted under a condition.

Representations:

3 additional letters of objection from 2 addresses:

- This is with reference to the latest "document" added on 02.03.21: this is letter of support from the Golf Club Committee. The committee of the club have had months and months to declare their 'approval', yet this has been submitted in the 11th hour, right before the expected planning committee meeting. Why do they 'suddenly' now agree with the development? Loss of jobs maybe, if things don't go ahead?
- Has the market research been done to warrant this sort of expenditure on a project, that could end up with job losses anyway, should the uptake not be as expected?

I also disagree with some of the content of this letter: while I agree there are sometimes periods of maybe up to a week at a time where the course is not being used due to extreme wet weather, I have a perfect view of part of the course and have seen golfers out most weekends. It seems that the Committee approve of works to better the drainage, no mention has been made of approval of moving the clubhouse/driving range.

The 'proposed' drainage would have a benefit regardless of where the clubhouse/driving range was built, so this support is irrelevant to the plans.

- I have just checked the web and noticed that there are 8 new comments in support, strangely all submitted on the same day. I find this rather strange and wondered who would check their validity. The golf committee all of a sudden send a letter of support. I only hope this is not fraud and will be investigated accordingly. After writing to Sir David Attenborough, I hope he responds before the 16th March 2021 in order to stop the decimation of the established wildlife.

- Reference to predictable support letters being submitted.

A further letter has been received from a resident of West Street which states that it is a response by West Street Residents to HG+L Ltd/JW Planning Ltd was also submitted. This letter has been reported in paragraph 10.0 in the appendix of the officer report.

20 additional letters of support from 19 addresses, 6 of which are in North Tyneside Council area

- I as a resident of Wallsend would like to add a comment. I am not a golfer myself but cycle and walk past the course on many occasions. It is there already, but in need of upgrading and has been for some time. The new proposal seems to address the need to improve on the current facilities and potentially bring increased revenue and jobs to this area. I feel that the area does need greater development and this seems to be able to do that while not having in my opinion a great impact. The proposed access looks better than the current one and the safety feature protecting traffic on the Coast Road

looks good. I see that there are wildlife concerns and this is something I am worried about. There is a need to look at taking out non-native trees, plants and developing the natural environment to suit the local species etc. I hope that this area is something that is addressed with as much thought and consideration as the core plan. Other than that, it looks to be a good plan for the local area.

- What a fantastic opportunity for people in the north east to take their first steps into a worldwide loved sport. This is a benefit to our region.
- This is exactly what we need after a such a disastrous year! Uplifting projects are the way forward and such will be a way out of the depression caused by the effects of Covid 19. I'm so happy that the community will have something like this to look forward to. An activity for the full family, something for the youths of the local area and beyond. More projects like this are the answer to social problems in the community. This is happening in an area that needs positivity and growth.
- The jobs are significant in an economically challenged area. The golf course was founded in 1905 and has its roots around the Wallsend Swan Hunters Shipbuilding community. Golf and this club in particular are stagnating and the development would inject some pride into the North East, as well as helping reach (young) new recruits to the sport.
- I have read the objections put forward by the immediate neighbours. These are important. The Council has a strategic choice between supporting significant economic development in a disadvantaged area (as well as promoting sport, essential for wellbeing), and considering the issues set out but neighbours. I trust the Council takes the long term strategic decision.
- I visit here all the time and I think this idea is amazing and will do great things for the community.
- A great facility which will help regeneration and economy of the area and provide much needed employment
- Though no longer a resident of Newcastle, I am regular visitor to the area and know it well. I feel the driving range would make a valuable contribution to the area and is a positive development for many obvious reasons, not least though in the area of mental health. I feel that this development would bring a positive place for people to be outside connecting with nature whilst enjoying sport. These are essential to improving mental wellbeing, reducing anxiety, and limiting social isolation.
- I think the proposed development would be a fantastic new style golf facility encouraging families to take up golf. The current facility means you have to pass a school entrance to access via Rheydt Avenue which is dangerous for children. The proposed location development means cars can enter direct from the corner of West street, a far better idea, avoiding passing the school. I very much hope the Council approve these plans.
- This is an existing golf course which will be much improved as a venue for families and not just golfers. It will also be a great start for young inspiring golfers.
- This is an essential support activity for Wallsend Golf Course and the area generally. Driving Ranges are an absolute must for any young or new golfer starting out in the game and they further support the outdoor activity of golf. The Driving Range will increase club membership, bringing new revenue

which can be put to good use, further improving the course and club facilities.

- A very welcome addition to the sports facilities on Tyneside having a wide appeal to many people outside the immediate area. The approach will avoid conflict with the local school and will provide welcome employment to the area. It will also encourage youngsters to take up a sport that can last a lifetime, being a healthy and beneficial form of exercise.
- This allows me and my family to play in any weather conditions. My daughter has a keen interest and this place sounds like an ideal opportunity for her to grow and develop her golfing skill/experiences. This will create more opportunities in the area.
- This can only be a huge benefit to the surrounding area. The introduction of new jobs, the golf club receiving a huge investment to make it one of the leading clubs in the Northeast. This can only be a fantastic opportunity for all involved.
- The proposed new access will take traffic away from housing. It will be a sporting facility which can be used by families thereby enhancing and adding to any leisure venues available in North Tyneside.
- As a former resident of the North East, I support this application as a way to bring positivity and prosperity the region at a time when new and innovative solutions are vital. This is a green and open space in the middle of urban development, encouraging its use and getting people outdoor is a good thing whilst also giving the area something that attracts those from further away.
- This facility will be a fantastic addition to the golf course, bringing world class facilities and creating jobs. A facility like this will bring prestige to the area and attract golfers from far and wide.
- This development will enhance the local area by landscaping and diverting the existing access past the primary school plus it will create many much needed jobs and opportunities for employment.
- This area is my old stomping ground, so whilst not living there any more I have a particular interest in this area and the facilities in question. I cannot see any reason why any ne would object to this development. It will bring jobs to the area both during construction and after completion. Aesthetically the buildings will look considerably better than at present; obviously landscaping will also add to this. If financial support and investment is available, does it make any sense at all in these times to turn down such an opportunity which will benefit so many in the surrounding area? It would seem that the developers have tried hard to cover many of the issues to which people object. As for traffic flow, it's not a supermarket with hundreds of cars every day, and peak traffic flows. I can see why so many people are keen to see this development take place. It has many advantages and very few hazards.

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ADDENDUM 11.03.2021

Item No: 8

Application No: 20/01563/FUL Author: Julia Dawson
Date valid: 8 October 2020 ☎: 0191 643 6314
Target decision date: 7 January 2021 Ward: Whitley Bay

Application type: full planning application

Location: 11 Spanish City Plaza Whitley Bay Tyne And Wear NE26 1BG

Proposal: Redevelopment of former Carlton Club (Bingo Hall) into various commercial uses to include function room/wedding suite, cabaret/performance venue, late night venue/cocktail bar, restaurant, circulation/including 2no pop up bars, 2no commercial units to new upper floors, including the construction of new two storey extension with second floor external terrace and internal alterations (ADDITIONAL INFO SUBMITTED ** Phase 1 Desk Study & CMRA (01.02.21)Report to Inform HRA (03.02.21)****

Applicant: Carlton Club Ltd, Mark and Lorraine Holmes 21 Farringdon Road
Cullercoats NE30 3ER

Agent: Mario Minchella Architects, Mr Mario Minchella Unit 4 Witney Way Hi-Tech
Village Boldon Business Park Boldon NE35 9PE

RECOMMENDATION: Application Permitted

INFORMATION

Biodiversity

In accordance with a calculation provided by the Biodiversity Officer the applicant has agreed to a financial contribution of £3,775 towards mitigation for the additional recreational impact, as a result of the proposed development, on the SPA and SSSI, in accordance with the requirements of the Coastal Mitigation SPD. A legal agreement requiring the payment of this contribution on commencement of the development has been completed.

Revised Recommendation – Application Permitted

Additional Representation

One additional representation has been received:

Fully support if there is a concerted effort to encourage use of active/sustainable transport methods

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11.03.2021 ADDENDUM

Item No: 10

Application No:	20/00604/REM	Author	Rebecca Andison
Date valid:	12 May 2020	:	
Target decision date:	11 August 2020	☎:	0191 643 6321
		Ward:	Riverside

Application type: approval of reserved matters

Location: Howdon Green Industrial Estate Norman Terrace Wallsend Tyne And Wear

Proposal: Submission of Reserved Matters pursuant to Outline Planning Approval for residential development for 83 dwellings including details of layout, scale, appearance and landscaping of the site

Applicant: Mr Ken Haldane, 1st Floor Pegasus House 37-43 Sackville Street London W1S 3EH

Agent: Persimmon Homes, FAO Mr Samuel Kenny Persimmon House Roseden Way Newcastle Great Park NE13 9EA

RECOMMENDATION: Application Permitted

1.0 Additional information

1.1 A revised Arboricultural Method Assessment has been submitted. This includes amore detailed assessment of the proposed visitor parking bays in the north west section of the site.

1.2 The Landscape Architect has reviewed the assessment. She states that the tree removal is more than expected (23no trees) as the bays need to accommodate ground level changes. She recommends amended conditions to ensure adequate planting is provided in mitigation.

2.0 Amended conditions

2.1 Condition 1: Amended to include the revised Arboricultural Method Statement.

The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

Application form

Location plan 07403 AD (00) 004

Architectural layout HG/A/GA/001 Rev.J

Basin details 20017 21 P2

Typical boundary enclosures (Elevations) 125150/A/BOUND/04

Landscape masterplan 138040/8001 A

Architectural layout PH-ENG-01 (surface finishes)

Swept path analysis 20017 31 P4
Engineering layout 20017 01 P8
Indicative site sections HG/SS/010
House type 0920 (Dalby R20) Rev.F
House type 1043 (Braunton R20) Rev.F
House type 0811 (Danbury R20) Rev.E
House type 0763 (Epping R20) Rev.C
House type 1095 (Gisburn R20) Rev.B
House type 1276 (Selwood R20) Rev.F
House type 0968 (Sherwood Corner R20) Rev.F
House type 0968 (Sherwood R20) Rev.D
Arboricultural Method Statement inc. Impact Assessment ARB/CP/2346 March 2021

Reason: To ensure that the development as carried out does not vary from the approved plans.

2.2 Condition 13 requires that the first-floor windows to be inserted in the south elevation of the dwelling on plot 1 are obscurely glazed to prevent overlooking between this plot and existing housing to the south. The applicant has requested that the condition is omitted due to concerns over the marketability of the unit and the impact on its appearance. A distance of 13m would be provided between the proposed dwelling on plot 1 and existing housing on Norman Terrace. An objection has been received from No.59 Norman Terrace in which concerns are raised regarding the impact on privacy. While these concerns are noted it is officer opinion that clear glazing would be acceptable given that the separation distance is comparable with established separation distances in the area. It is therefore recommended that the condition is omitted.

2.3 Condition 15: Amended to include the revised Arboricultural Method Statement.

No trees, shrubs or hedges within the site which are shown as being retained in the revised Arboricultural Method Statement including Impact Assessment March 2021, shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within three years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason: In the interest of biodiversity and landscaping having regard to policy DM5.5 and DM 5.9 of the North Tyneside Local Plan 2017.

2.4 Condition 22: Amended to include native planting.

Within one month of from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by

the Local Planning Authority. The scheme shall include native planting, and all new trees shall be a minimum of 12-14cm girth and planted in accordance with the relevant recommendations of British Standard 8545:2014. The works shall be carried out in accordance with the agreed details prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees and shrubs that die, are removed or becomes seriously damaged or defective within five years of planting shall be replaced in the next available planting season with others of similar size and species. The agreed landscaping shall be maintained for a minimum of ten years in accordance with a maintenance schedule that must be submitted and approved in writing by the Local Planning Authority for the purposes of discharging this condition.

Reason: In the interests of biodiversity and to ensure a satisfactory standard of landscaping having regard to policies DM5.9 and DM5.5 of the North Tyneside Local Plan (2017).

2.5 Condition 25: This condition originally required a Bat Checking Survey to be carried out prior to development commencing. At the applicant's request the condition is amended to:

Prior to any works being carried out to T2, as indicated within the AIA, a Bat Checking Survey must be undertaken and the results, along with an appropriate Working Method Statement if required, must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that local wildlife populations and habitats are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

2.6 Additional condition:

The development hereby permitted shall only be carried out in accordance with the revised Arboricultural Method Statement and Tree Protection Plan (March 2021), BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations', and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'.

Reason: In the interest of biodiversity and landscaping having regard to policy DM5.5 and DM 5.9 of the North Tyneside Local Plan 2017.

3.0 Additional consultees comments

3.1 Natural England

3.2 The following should replace Natural England's previous reply.

3.3 Natural England has no comments to make on this application.

3.4 Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

3.5 Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

3.6 The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

3.7 We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

ADDENDUM 11.03.21

Item No: 11

Application No: 20/02057/FULH Author: Kimberley Harwood
Date valid: 30 November 2020 ☎: 0191 643 6331
Target decision date: 25 January 2021 Ward: Benton

Application type: Householder Full application

Location: 6 Eastfield Terrace Benton NEWCASTLE UPON TYNE NE12 8BA

Proposal: Two storey extension to the east of the property and single storey extension to the south (Revised Plans 12.02.2021)

Applicant: Modo Bloc, Mr George Jenkins 1 Starbeck Avenue Newcastle Upon Tyne NE2 1RH

Agent: Miller Partnership Architects Ltd, Ms Jane Miller 101 Ouseburn Road Newcastle Upon Tyne NE6 5AF

RECOMMENDATION: Application Permitted

An additional letter has been received from the applicant raising the following issues;

- This home was my Grandparents, Doreen and Gerry Southern who lived there until they recently passed away. 6 Eastfield Terrace was, and still feels like, my second home. As somebody who spent a lot of time in that property over the last 30 years, and considering the property is still owned by the family to which I belong, I feel my comments should be considered by the councillors. Despite many compromises that have been made to the original designs, time and time again, we are still facing objections so I am writing to you to explain the reason and background behind the proposed development in the hope that we can move forward to agree plans that everybody is in agreement with.
- My Grandparents moved into 6 Eastfield Terrace in the 1960s. This is, indeed, a very special and historic property and one that I and the rest of my family members have a deep emotional attachment to. My Grandfather was an architect, who had his own practice, and designed much of the interior that is within the property at the moment in the 1960s and 1970s. Because he was self-employed, at times the work had to be done by hand and by himself, and it became a labour of love for him and my Grandmother. Growing up as a child and teenager in this home, I have many wonderful memories of it, and it has at times inspired me to further my career within property. I am the owner of an estate agency located in Sandyford, and own this agency with my partner George Jenkins, who is a property owner and developer. George has undertaken a number of recent sensitive conversions which is the

reason for us working with him on the proposed development of 6 Eastfield Terrace. My Grandfather kept all the plans of the property, which I now hold, which shows us the historical importance of it and that it was the first of two semi-detached houses in the area. We understand that any development must be sensitive to the conservation area, and this is why we have not sold the property to another developer but have kept it in the family. We wanted to carry out this development as a celebration of my Grandparent's lives, in honour of my Grandfather's architectural background and to see 6 Eastfield Terrace be restored and modernised sensitively into the wonderful home we know it can be.

- Whilst we understand some of the objections, we feel as though the residents are not considering that the property is currently uninhabitable and needs to be brought back into use. The property has no working heating system and the drainage for the property needs entirely renewing. There is no gas at the property, there is no downstairs toilet, which proved very difficult in the later years of my Grandparents lives. and the electrics are dangerous. The windows are single glazed, the porch is rotting, the roof is leaking, and there is rising damp throughout. Internally, much of the original features have been taken out as was the trend in the mid 20th Century. The state of the property has progressively worsened the longer it has stood empty and continues to worsen by the day. Although we could have sold this on to be somebody else's problem, we wouldn't be so sure the next owner- would treat it with the respect and sensitivity we as a family feel it deserves. But, as a property, it has remained largely unchanged for 180 years, so it does require extensive work to not only make it habitable but make it functional for a modern family.
- There are reasons behind all the proposed changes we have set out, and contrary to some of the comments, they are changes we feel will enhance the property. My mother, the current owner, lived in the property growing up and I have spent much time there as aforementioned. There are certain aspects of the property that we know first-hand having spent so much time there don't work – so we know how best to improve it to make it better. Common in modern homes now are two bathrooms within the sleeping accommodation which is our reason for an en-suite to master with wardrobe space for parents. Also common is a downstairs W.C, a large family kitchen, a guest bedroom and driveway with charging points. Without these, any development of the property would be fruitless and not cost effective. If you consider other houses within the conservation area, many have been improved and extended over time. I won't list addresses, but it is an exhaustive list and therefore it is not unreasonable for us to want to do the same to this property. Indeed, 5 Eastfield Terrace have their own kitchen and garage extension that is not in keeping with the style of their property either and a large garage accessible from the back lane.
- We wanted this to be going to be an enjoyable experience undertaken by a family who not only appreciate the historic nature of this property but want to sensitively modernise it.

- This property although attached on one party wall it is a private property. None of the building work will affect the party wall or the neighbours within that property next door. Of course, any extension or development will be visible by other residents, but we struggle to see how they would have negative experience. It is a building set upon private land and there are many extended and improved buildings within this very area all of which are visible from Eastfield Terrace. Our sunlight study shows this. We are not changing the original building itself, only seeking to improve it and bring it back into use, nor will the development affect the front façade which you see from the street. We ensured we didn't do anything in the roof, so the two semi-detached properties were symmetrical from the front façade and we are retaining the porch, and keeping the windows with next doors, which have been recently changed. Internally, we will retain whatever original features have been left and restore them as much as we can. We commissioned an architect to design the plans and the building for us. Many developers would not take the time and cost of commissioning an architect, but we have done so. The interior will be professionally designed, and the architect will be involved at every stage of the build.
- With respect to the rear, the space for the cars is just for illustrative purposes only. Many of the residents, including the neighbour at 5 Eastfield Terrace, park on the street. As electric cars become more prominent, there will be a need for cars to be close to their homes for charging. An open driveway is a security risk, so we decided to find somewhere more secure within the perimeter of the property for the cars to be parked when off the street. There is no reason why two cars would need to be parked here, but it is just an example. This rear lane is used and accessible by all residents on this side of Eastfield Terrace. It is there to be used as a rear lane, and it would be unreasonable to suggest the first house on the lane should not have use of it when others so clearly do and are further down.
- We know many of the objections surround the two-storey extension, and the associated windows and materials. Without extending the first floor, you inhibit the functionality of this property being used as a modern family home as the extension is needed to provide space for a second bathroom and master bedroom. We decided against going into the loft, which would negatively affect the roofline and would make the pair of houses seem out of balance. Rather, we felt developing the rear of the property which is much less visible would be a more reasonable approach than the attic space. The materials we have selected have been chosen to sensitively extend the property and compliment the stone, not try and imitate it poorly. There are many beautiful buildings, of all ages, that have been extended using such materials. This extension is to replace the small offshoot and garage which house, asbestos and have leaking roofs, crumbling walls. The small and unobtrusive side extension along with the sliding glass doors from the kitchen and dining space is designed to make the garden more accessible. At present, you need to go into the garden through the front door, which makes it feel

separate from the property. We want to bring the garden more into use, so it can be enjoyed and cared for. The comment on the windows in the extension is unreasonable; there already exists windows on the rear and side elevation of the property. The style of the new windows is different, and yes, they may seem larger; but they do not do anything different to what the existing windows do.

- In our view, this is a small development of a family home in Benton. We have repeatedly made changes to the design of the property and taken into consideration the comments made. However, it seems as though nothing will satisfy the local residents; they do not want us to develop this property and they have made that very clear. They are also making statements not corroborated by any facts and undermining the conservation and planning officers who feel the development would be in keeping with the area.
- -If this property is not restored by my family, it will need to be sold and somebody else will undertake the restoration and development. At that point, we would have no control over it and there's little to stop the next owner developing this property for profit rather than for the reasons I have set out in my letter. This property has been in my family for over 60 years, and all we want to do is return it to its former glory, but we also need to modernise it at the same time. We are in 2021, not 1861 – we have to appreciate that change is a necessary especially when it comes to old buildings such as this.
- However, we are doing everything we can to ensure the changes we propose will be done carefully, sensitively, and properly with architects, reputable builders and interior designers all involved from day one. We respectfully ask you consider all I have written and withdraw your objections to the most recent updated plans so that we can move ahead with the development and reach a conclusion for all involved.