



**North Tyneside Council**

North Tyneside Council  
Planning – 1st Floor Left  
Quadrant East  
The Silverlink North  
Cobalt Business Park  
North Tyneside  
NE27 0BY

Mr Peter Bouchard  
C/O ADS Architectural  
Mr Andrew Suter  
12 Sandhoe Walk  
Wallsend  
NE28 6JL

Application No:  
**20/01150/FULH**

Date of decision issue:  
9 December 2020

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country (Development Management Procedure) (England) Order 2015**  
**(DMPO)**  
**Town and Country (Applications Regulations) 1988**

**GRANT OF PLANNING PERMISSION**

TAKE NOTICE that in pursuance of its powers under the above mentioned Act and Regulations North Tyneside Council as Local Planning Authority hereby **GRANTS** planning permission

**For: Demolition of existing side garage, erection of new attached garage, first and second floor side extension and rear extension (Amended 18.11.2020)**

**at: 18 Station Road Forest Hall NEWCASTLE UPON TYNE NE12 9NQ**

in accordance with the application numbered 20/01150/FULH, deemed valid by the Council on 21 August 2020, and the plans stamped as approved on 9 December 2020.

**SUBJECT TO CONDITIONS as follows:**

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

- Application Form, 18 Station Road, 21.08.2020
- Existing and Proposed Block Plans, AL(00)001, Scale 1:100, August 2020
- Existing Elevations, AL(00)101, Scale 1:50, March 2020
- Existing Floor Plans, AL(00)100, Scale 1:50, March 2020
- Proposed Elevations, AL(00)102, Rev B, Scale 1:50, March 2020
- Proposed Floor Plans, AL(00)104 Rev B, Scale 1:50, March 2020
- Location Plan, Scale 1:1250, 21.08.2020

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

the approved plans.

2) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3) No site storage, parking of plant (vehicles), utilities, or drainage shall be located within the root protection area of any tree adjacent to the site. Where installation or alteration to existing, underground services has been agreed near or adjacent to trees, all works shall conform to the requirements of the National Joint Utilities Group Publication Volume 4 (November 2017).

Reason: To ensure the retention of significant tree cover within the conservation area, having regard to Policy DM6.6 of the North Tyneside Local Plan.

4) No trees within the site shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase or without the prior written consent of the Local Planning Authority.

Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 and DM6.6 of the North Tyneside Local Plan (2017).

5) Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the side elevation of the first and second floor side extension shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass to a Level 3 or above. The windows(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties having regard to policy DM6.2 of the North Tyneside Local Plan (2017).

### **Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraph 38 of the National Planning Policy Framework.

### **How did we do ?**

We would like to take this opportunity to thank you for working with us. We strive to provide our customers with a great customer experience and greatly rely on customer feedback to continuously improve the service we provide. We would be grateful if you could spare a moment to share your thoughts with us by completing this short customer survey: <http://www.northtyneside.gov.uk/snap/planning-services-2018/index.htm>;



Phil Scott  
Head of Environment, Housing and Leisure

**If you have any queries about this decision, please contact the case officer Kimberley Harwood on 0191 643 6331 or email [kimberley.harwood@northtyneside.gov.uk](mailto:kimberley.harwood@northtyneside.gov.uk)**

## INFORMATION FOR APPLICANTS

1) The applicant's attention is drawn to the requirements of the Building Regulations. The applicant must submit a formal Building Regulation application to ensure full compliance with the Building Regulations.

The Council's Building Control offer a pre-submission facility where major design issues such as fire safety, means of escape, access to buildings, structural stability and sound resistance can be agreed. Contact Building Control on: Tel.: 0191 643 2200 Fax: 0191 643 2426 or by Email: [building.control@northtyneside.gov.uk](mailto:building.control@northtyneside.gov.uk) or via the web site at [www.northtyneside.gov.uk/environment/buildingcontrol](http://www.northtyneside.gov.uk/environment/buildingcontrol)

2) It is an offence to obstruct the public highway (footway and/or carriageway) by depositing materials without obtaining beforehand, and in writing, the permission of the Council as Highway Authority.

Such obstructions may lead to an accident, certainly cause inconvenience to pedestrians and drivers, and are a source of danger to children, elderly people and those pushing prams or buggies. They are a particular hazard to those who are disabled, either by lack of mobility or impaired vision.

Please assist the Council by instructing your building contractor and materials suppliers that obstruction of the highway will not be tolerated by the Council, which is prepared to take legal action against those responsible for such obstructions.

Should you find it impossible to avoid placing materials on the public highway, contact the Highways Maintenance Section (tel 0191 643 6130) in advance to discuss the circumstances. In such cases the Council may authorise the placing of materials subject to specified conditions being met.

3) The proposed development lies within an area that falls within an area of contaminated land. You are advised that protection measures may need to be provided. Such measures could comprise the use of a gas membrane. If a gas membrane is to be used it will need to be to the highest specification to mitigate against carbon dioxide and methane ingress, unless a site investigation is carried out which demonstrates that the highest specification is not required.

**Note 1** A condition of this permission requires that the development shall be carried out in complete accordance with the approved plans. Failure to do so could render the development unauthorised. Any material change to the approved plans will require a formal planning application to vary this condition or apply for a non-material amendment to the plans and the approval of the Local Planning Authority prior to any change being made. If you require any further information or advice regarding this permission please contact Development Management on 0191 6432310.

**Note 2** This approval must not be construed as giving approval under Building Regulations or for improvement grant purposes. Building Regulations consent may be required for development involving the extension or construction of a building for which an application may be required. For further information telephone Building Control on 0191 6432200.

## Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal you must do so within six months of the date of this notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- If this decision on a planning application relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of issue of this notice.
- If an enforcement notice is served relating to the same of substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice whichever period expires earlier.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are available at [www.gov.uk](http://www.gov.uk).

## Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the

Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **Compensation**

- In Certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.  
These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.