

NUMBER OF REPRESENTATION 0
HAVE PD RIGHTS BEEN REMOVED NO



21/00058/FUL

DEVELOPMENT CONTROL SECTION

RECORD OF DECISION MADE UNDER DELEGATED POWERS

Proposal: Proposed render to the rear elevation. (Amended plan received 05.03.21)

Location 37 Thirlmoor, Blackfell, Washington, NE37 1HU

Date App. Valid 14.01.2021

Date of Site Visit
Photos Taken

Paragraph of Delegation Scheme Relied Upon:-

029

IS THIS A CONFIDENTIAL MATTER AS REFERRED TO IN PARAGRAPH 7 OF THE GUIDANCE
YES/NO

CASE OFFICER:-

Development Management

Signature C. Leighton 9 March 2021

Target Date for Decision 11.03.2021

Revised Target Date following time extension agreement:

DCLG Code: Non Major - Household Development

Nature of Decision Made	Approved	
Authorising Officer (Circle Initials)		
TS/ VR/AJ/DPE/ABR	Signature... Date...10.03.2021

Planning History

21/00058/FUL - Proposed render to the rear elevation.(Amended plan received 05.03.21)

Constraints:-

Defence Estates Safeguarding M
Smoke Control Area
Unitary Development Plan - Pol
Unitary Development Plan - Pol
Washington New Town

Policies

BH1

Type of publicity:

Neighbour Notifications

Consultees:

Network Management
Cllr Bernard Scaplehorn
Cllr Dorothy Trueman
Cllr Henry Trueman

Neighbour Consultations:

38 Thirlmoor Blackfell Washington NE37 1HU
36 Thirlmoor Blackfell Washington NE37 1HU

Final Date for Receipt of Representations: **10.02.2021**

Reason for decision

SITE DESCRIPTION

The proposed development affects a two-storey terraced property within Thirlmoor, Blackfell, Washington, NE37 1HU. The terrace in question has a courtyard area to the front and there are detached garages located to the rear.

The host dwelling benefits from a yard area to the rear which overlooks a highway and the newer Drumaldrace estate beyond.

It is noted that the terraced properties within Thirlmoor have a uniform flat roofed design and utilise brickwork or a mixture of brickwork and tile to the front and rear of the properties.

PROPOSED DEVELOPMENT

It was originally proposed that a grey render would be installed to the rear elevation of the property, up to the windows at the first floor (3.870 metres in height from ground level).

However, it was considered that this would have a negative impact on visual amenity and an amended plan was received on the 05.03.21. The amendment provided grey render to the lower half of the rear elevation of the property, up to a height of 2.150 metres from ground level.

REPRESENTATIONS

None received

CONSIDERATIONS

National planning guidance is provided by the National Planning Policy Framework (NPPF), which requires the planning system to contribute to the achievement of sustainable development. To this end Paragraph 124 sets out that good design is a key aspect of sustainable development, creating better places in which to live and work. Paragraph 127 meanwhile requires that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and should offer a high standard of amenity for existing and future users. Finally, Paragraph 130 states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

As of the 30th January 2020 the Council has adopted a new Core Strategy and Development Plan, which replaces the 1998 Unitary Development Plan (UDP).

Policy BH1 within the CSDP requires that development must achieve high quality design and positive improvement. It should be of a scale massing, layout, appearance and setting which respects and enhances the positive qualities of nearby properties and the locality, whilst retaining acceptable levels of privacy and ensuring a good standard of amenity for all existing and future occupiers of land and buildings.

In assessing the proposal, the main issues to consider are the impact of the development upon the appearance of the host property and the street scene in general.

IMPACT OF DEVELOPMENT ON VISUAL AMENITY

The original proposal would have provided a grey render that would have reached the first-floor windows to the rear of the host property. This terrace is uniform in its use of brickwork and areas of hung tiles as the predominant materials.

Although the render would be to the rear of the property, given the highway that runs to the rear this elevation is highly prominent. Further to this the more modern estate to the rear does not utilise render and the original proposal would have provided an incongruous material which would have appeared highly obtrusive within the street scene.

An amended proposal was received on the 05.03.21 providing render to the lower half of the rear elevation. Although a small part of this render may be visible, it will largely be screened by the existing boundary enclosures and the amendment would therefore ensure that the visual amenity of the area would be satisfactorily maintained.

Given the above it is not considered that the amended proposal would appear uncharacteristic within the street scene and complies with the NPPF and policy BH1 of the CSDP.

CONCLUSION

The amended proposal is in accordance with CSDP policy BH1 and the NPPF. It is considered to be an acceptable form of development which would not cause unacceptable harm to the existing street scene, it is therefore considered acceptable and recommended for approval subject to the following conditions.

Equality Act 2010 - 149 Public Sector Equality Duty

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/proposal due regard has been given to the following relevant protected characteristics:-

- o age;
- o disability;
- o gender reassignment;
- o pregnancy and maternity;
- o race;
- o religion or belief;
- o sex;
- o sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to:

- (a) tackle prejudice, and
- (b) promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

Nature of Decision Made 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, 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 The development hereby granted permission shall be carried out in full accordance with the following approved plans:

Location plan, received 15.01.21

Existing elevations, received 15.01.21

Proposed elevations, received 05.03.21

In order to ensure that the completed development accords with the scheme approved and to comply with policy BH1 of the Core Strategy and Development Plan.

- 3 Notwithstanding any indication of materials which may have been given in the application; the materials to be used, shall be in accordance with those stated within Q5 of the application form received on the 12.01.21 and the email from the applicant received on the 21.01.21. Unless the Local Planning Authority first agrees any variation in writing; in the interests of visual amenity and to comply with policy BH1 of the CSDP.

Informatives

NOTE 1: The condition requiring the development to be carried out in accordance with the approved plans has been imposed so that minor material amendments and non-material amendments can be made to the scheme, after the issue of this permission, by application under s73 or s96A of the Town and Country Planning Act 1990 (as amended) respectively. Where proposed amendments to the approved development are substantial and fundamentally change the scheme a new full application will need to be submitted to the Local Planning Authority.

NOTE 2: DEVELOPMENT LOW RISK AREA STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

NOTE 3: In dealing with the application the Council has worked with the applicant in a positive and proactive manner and has implemented the requirement detailed in paragraph 38 of the National Planning Policy Framework.

END OF DOCUMENT