



Development Control
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Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Full postal address is known and detailed above. The property was previously registered as St Matthew's The Vicarage and this is the only address that is available to select in the planning portal, hence using the Easting and Northing numbers. The address of Rochdale House is registered with Sunderland Council and does appear on their postcode search. I did not want to request permission in the old name.

Applicant Details

Name/Company

Title

Mrs

First name

Pamela

Surname

Wilson

Company Name

Address

Address line 1

Rochdale House

Address line 2

Front Street

Address line 3

Newbottle

Town/City

Houghton le Spring

County

Country

United Kingdom

Postcode

DH4 4EP

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

1. Render of the rear wall

Using a smooth render and Cork sol spray coating. Cork sol render in 'Ash' a very light grey colour (a smooth, breathable, flexible, weather resistant, insulating coating) to be applied to the rear of the property. A previous covering of pebbledash was in such bad repair that it was removed to see if we could repoint the brickwork underneath. We have been advised by a specialist remedials company that the brickwork is beyond repointing, it is failing to weatherproof the property and should be rendered to maintain the structural integrity of the property. The render will not cover the existing window lintels which are believed to be painted stone. There are several other properties both domestic and commercial within the street scene that have been rendered. To name a few, Newbottle Workingmens club, Newbottle Food Store, The Sun Inn Public House and Rydean Works as well as domestic properties 34 - 38 Front Street. As it is only the rear of the property for which we wish to request permission to render and this can not be seen from the front street we do not believe that this will impact the existing street scene.

2. Drop Curb

To the front of the property with a 4.8 meter opening and tarmac finish, in keeping with the existing path. A request has already been submitted to the highways agency and agreed pending planning permission. It is worthy of note that the house next door already has a drop curb in place and driveway which exits straight onto the main highway. We request permission for the same in order to allow off street parking.

3. Removal of 5 meter section of front wall and railings

To make way for an entrance to the driveway. The existing pedestrian gate is to be retained, refurbished and reinstated.

4. Porous resin driveway to be installed

A 90m² area of porous resin bound driveway to be installed to the front of the property to allow off street parking. The colour will be that of a natural stone gravel mix. The drive will replace a concrete foot path, gravel and lawn section. There will be no run off of water onto the highway. There are 2 existing drains that will be retained.

5. Single sliding iron gate

In place of the removed wall and railings. To the drive. A single iron gate in keeping with the design of the existing railings. The gate height will be 1.5meters, the height of the existing wall plus railings. Our PE1 application noted that new walls within a conservation area are usually restricted to 1 meter. Our initial request is for 1.5 meters. We believe this will be more in keeping with the existing look if the height remains consistent along the full length of the properties front boundary. The single manual sliding gate will be 5 meters in length. The existing gate for pedestrians will be relocated to the front right of the property. The gate will slide within the boundary of the property and will not affect the public footpath in any way.

Has the work already been started without consent?

Yes

No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Red brick and black iron railings

Proposed materials and finishes:

Black iron gate

Type:

Vehicle access and hard standing

Existing materials and finishes:

Concrete, gravel (neutral stone colour) and grass

Proposed materials and finishes:

Bound resin drive. Finish will be a natural stone gravel mix colour.

Type:

Walls

Existing materials and finishes:

Rear wall is red brick

Proposed materials and finishes:

Rear wall to be a smooth render with an outer spray coating of Cork sol. A natural cork product which will be 'Ash' (a very light grey) in colour.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

02 - Proposed site plan

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

Vehicles at the property are currently parked at the front on the property on the public highway. Directly opposite a bus stop. The public highway has no marking to prevent public parking. We neighbour the church hall to our left and the working mens club is directly opposite the front of our house (behind the bus stop). We often find it difficult to park directly outside our own home when these venues have events. We therefore find ourselves forced to park in surrounding streets. On 13th January 2024 one of our cars was parked at the front of the property on the public highway and was hit by a driver who subsequently drove away without stopping. In an attempt to try and reduce the risk of this kind of occurrence a drive would be a good solution. We also feel it will be safer for the pedestrians who exit the bus at the bus stop as if we are allowed to have a drop curb to access our drive we will ensure our cars are parked within the boundary of the property on the drive and would hope that other motorists would avoid parking over the 4.8 meter drop curb (directly opposite the bus stop). Allowing cars to pass the bus without squeezing between the bus and parked cars. Our neighbours to the right (domestic property) already have in place a drop curb and drive. We would like to request the same allowance.

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

24/00017/P21

Date (must be pre-application submission)

25/01/2024

Details of the pre-application advice received

Newbottle Village Conservation Area's Character Appraisal and Management Strategy (CAMS) document identifies your property as 'a building of historic/townscape value' having been built between 1800 and 1856, and one of importance to the heritage and historic form of the Conservation Area (pages 3 and 9 of the CAMS). Front Street sub-area comprises of the core of the medieval village and is the most significant, both historically and architecturally, part of the Conservation Area. It contains a varied collection of listed 18th Century houses which combine to give the street its essential village character. Please find below the following advice:

1.Render of the rear wall of the dwellinghouse- Class A of Part 1 of Schedule 2 of the Town and Country Planning (GPD) (England) Order 2015 (as amended) states that planning permission is required for this form of development in this instance. This is because your dwelling is situated within the Newbottle Village Conservation Area, and any cladding/render to the outside of your property within a Conservation Area requires planning permission. In this instance, the Planning Officer allocated to your case would assess whether the render proposed would be acceptable in relation to the impact on the street scene. Whilst this proposal may be acceptable in principle in planning terms, comments would need to be received from the Conservation Team to confirm whether this would be acceptable in relation to the heritage of the building in relation to the Conservation Area.

If the Conservation Team find this acceptable, it is considered that the colour of the render would have to be neutral in tone and be similar to that of any other in the street scene.

2.Drop Curb- the Conservation Areas (app of sec 74 of the Planning (LBACA) Act 1990) Direction 2015 states that planning permission is required for this form of development in this instance. In this instance, the Planning Officer allocated to your case would assess whether the dropped curb proposed would be acceptable in relation to the impact on the street scene. Whilst this proposal may be acceptable in principle in planning terms, comments would need to be received from the Conservation Team to confirm whether this would be acceptable in relation to the heritage of the building and in relation to the Conservation Area. 3.Removal of 5 metre section of front wall and railings- (as above).

4.Porous resin driveway to be installed- (as above) 5.Single sliding iron gate (measuring 1.5m high)- (as above). In most cases, the height of a new wall within a Conservation Area (fronting a highway) should usually be no more than 1m high, but given that the existing height of your wall is 1.5m, this height may be acceptable (depending on comments received from the Conservation Team). If you would like to submit plans showing the height of the gate at 1.5m (as proposed), we could work from this as a starting point.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Rochdale House

Number:

Suffix:

Address line 1:

Front Street

Address Line 2:

Newbottle

Town/City:

Houghton le Spring

Postcode:

DH4 4EP

Date notice served (DD/MM/YYYY):

04/01/2024

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

Mrs

First Name

Pamela

Surname

Wilson

Declaration Date

06/02/2024

- Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Pamela Wilson

Date

11/02/2024

Amendments Summary

1. The red boundary line has been increased to include the drop curb.
2. Heritage statement added due to application being within a Conservation Area.
3. Existing and proposed site plan at scale 1:200 added
4. Elevation drawings of front wall and rear walls where render requested to scale 1:100 added