

City Development – Sunderland City Council

Development Management
City Hall
Pate Way
Sunderland
SR1 3AA

Reference No: 1207

Date: 24/04/2024

Dear Sir / Madam,

RE: Householder planning application (retrospective) for the demolition of an existing conservatory, installation of rendered external wall finish to main house (brick finish retained to existing rear extension), installation natural roof slates at roof level, and new double-glazed Upvc windows throughout (Anthracite), at Kelway, Langport Road, Sunderland, SR2 9HT (the Site).

Please find attached a householder planning application at the above address for your attention.

In January 2023, the Applicant successfully gained planning approval (Ref: 22/02479/ U) for alterations and refurbishment works at Kelway, including the change of external material finishes. Approved works were to involve installation of white/charcoal end gable roofline, and weatherboard cladding at first and 2nd floors. Due to high material costs and low contractor availability, however, the Applicant was unable to install the weatherboard cladding at 1st and 2nd floors, and the effect proceeded to fully end the property.

The purpose of this householder planning application is to seek retrospective planning approval for external material finishes.



Image 01 & 02 Kelway, Langport Road White development

ROK Architecture

Telephone: +44 (0) 191 580 750
Website: www.rokarchitecture.com
Email: info@rokarchitecture.com
Address: Office 6, The Eagle Building, High Street East, Sunderland, SR 2AX

ROK Architecture Ltd is a limited company registered in England & Wales Registration Number 36838 Registered Office Arrow Business Centre, 4 Foyle Street, Sunderland, SR 1LE

With newly ended elevations, Ke way fits seamlessly within the existing street scene on Langport Road, as a number of neighbouring properties are also fully ended.



Image 3 Langport Road View looking North



Image 4 Langport Road View looking South

The application has been submitted to Sunderland City Council via the Planning Portal, and includes the following drawings and documentation:

- A completed household planning application form (submitted online)
- Copy of the following **ROK Architecture** drawings:

ROK Architecture

Telephone: +44 (0) 9 580 750
Website: www.rokarchitecture.com
Email: info@rokarchitecture.com
Address: Office 6, The Eagle Building, High Street East, Sunderland, SR 2AX

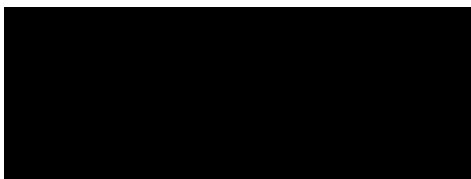
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- | | |
|------------------------|--|
| - 1207-ROKA-DR-3-100-# | Location Plan / Site Photographs |
| - 1207-ROKA-DR-3-101-# | Existing Site Plan |
| - 1207-ROKA-DR-3-110-# | Existing Ground Floor Plan / Existing 1 st Floor Plan |
| - 1207-ROKA-DR-3-111-# | Existing 2 nd Floor Plan / Existing Roof Plan |
| - 1207-ROKA-DR-3-140-# | Existing South-East and North-East elevations |
| - 1207-ROKA-DR-3-141-# | Existing North-West and South-West elevations |
| - 1207-ROKA-DR-3-200-# | Approved Site Plan (app ref: 22/02479/ U) |
| - 1207-ROKA-DR-3-210-# | Approved Ground Floor Plan / Proposed 1 st Floor Plan |
| - 1207-ROKA-DR-3-211-# | Approved 2 nd Floor Plan / Proposed Roof Plan |
| - 1207-ROKA-DR-3-240-# | Approved South-East and North-East elevations |
| - 1207-ROKA-DR-3-241-# | Approved North-West and South-West elevations |
| - 1207-ROKA-DR-3-300-# | Proposed Site Plan |
| - 1207-ROKA-DR-3-310-# | Proposed Ground Floor Plan / Proposed 1 st Floor Plan |
| - 1207-ROKA-DR-3-311-# | Proposed 2 nd Floor Plan / Proposed Roof Plan |
| - 1207-ROKA-DR-3-340-# | Proposed South-East and North-East elevations |
| - 1207-ROKA-DR-3-341-# | Proposed North-West and South-West elevations |

The planning application fee of **£328.00** (including VAT and service charge) is to be paid by the Applicant directly.

We trust that our application is satisfactory to you and you will consider supporting this proposal. If you have any queries, then please do not hesitate to contact me directly. We look forward to hearing back from you soon. *Please note: The application drawings are to scale when printed on A3 size paper.*

Yours faithfully,



Adam Holmes BA (Hons) BArch ARB RIBA
Director / Architect
ROK Architecture

Copied: The Application