



Town and Country Planning Act 1990 (As amended).

4/21/2038/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Duncan Holness
Metropolitan House
Long Rigg Road
Swalwell
Gateshead
NE16 3AS

**DEVELOPMENT OF TWO DWELLINGS
LAND ADJACENT TO 2 SILVERDALE STREET, HAVERIGG**

Mr Tim Jones

The above application dated 27/01/2021 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
 - Red Line Boundary, Scale 1:1250, Drawing No 2021 05 02, received by the Local Planning Authority on the 27th January 2021.
 - Site Plan (Amended), Scale 1:200, Drawing No 2021 05, Rev 1, received by the Local Planning Authority on the 5th March 2021.

- Planning Drawings: Site Plan, Elevations & Floor Plans (Amended), Scale 1:50 & 1:200, Drawing No 2021 05, Rev 1, received by the Local Planning Authority on the 29th March 2021.
- Visibility Splays, Scale 1:200, Drawing No 2021 06, received by the Local Planning Authority on the 10th March 2021.

- Flood Risk Assessment (Amended), Prepared by Ambient Environmental Assessment, received by the Local Planning Authority on the 4th March 2021.
- Sequential Test, Prepared by Ambient Environmental Assessment, received by the Local Planning Authority on the 15th March 2021.
- Sustainable Drainage Strategy, Prepared by Fernbrook Consulting Engineers, received by the Local Planning Authority on the 27th January 2021.
- Planning Statement, received by the Local Planning Authority on the 27th January 2021.
- Design and Access Statement, received by the Local Planning Authority on the 27th January 2021.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Pre Commencement Conditions

3. No development must commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
 - i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - iii. A timetable for its implementation.

The approved scheme must also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted must be carried out only in accordance with the approved drainage scheme.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

4. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management

Prior to Occupation Conditions

5. Prior to the first occupation of any dwellings hereby permitted the first floor windows within the rear North East elevation of the dwellings must be fitted with obscure glazing, and must be retained as such at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties.

6. Prior to the first occupation of any dwellings hereby permitted the windows within the North gable elevation of the dwellings must be fitted with obscure glazing in accordance with the approved plan Planning Drawings: Site Plan, Elevations & Floor Plans (Amended), Scale 1:50 & 1:200, Drawing No 2021 05, Rev 1, received by the Local Planning Authority on the 29th March 2021, and must be retained as such at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties.

7. The access drives must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before the development is occupied.

Reason

In the interests of highway safety.

Other Conditions:

8. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the following approved documents:
 - Flood Risk Assessment (Amended), Prepared by Ambient Environmental Assessment, received by the Local Planning Authority on the 4th March 2021.
 - Sequential Test, Prepared by Ambient Environmental Assessment, received by the Local Planning Authority on the 15th March 2021.
 - Sustainable Drainage Strategy, Prepared by Fernbrook Consulting Engineers, received by the Local Planning Authority on the 27th January 2021.

The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

9. Foul and surface water must be drained on separate systems.

Reason

To secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no additional windows can be installed within the north, north east or south elevations of the dwellings hereby approved without the prior written approval of the Local Planning Authority.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of the visual amenity.

12. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



PP Pat Graham
Chief Executive

07th May 2021

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

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 against your local planning authority's decision then you must do so within 6 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.
- The Secretary of State can allow a longer period for giving notice of an appeal but 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) at least 10 days before submitting the appeal. [Further details are on 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 reasonably beneficial use in its existing state nor render the land capable of a reasonably 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 V1 of the Town and Country Planning Act 1990.