

ADDENDUM 21.01.16

Item No: 5.2

Application No:	15/01823/FUL	Author	Rachael Watts
Date valid:	12 November 2015	:	
Target decision date:	31 December 2015	☎:	
		Ward:	Cullercoats

Application type: full planning application

Location: Birch Croft 1 Preston Wood North Shields Tyne and Wear NE30 3LT

Proposal: Variation of condition 2 of application 14/01241/FUL

Applicant: Mr James Sample, Birch Croft, 1 Preston Wood, North Shields, Tyne and Wear NE30 3LT
Agent: ALCC Mr Andy Laurie Unit 12 Rake House Farm, Rake Lane, North Tyneside, NE29 8EQ.

RECOMMENDATION: Application Permitted

Additional Information

Members should note that following the Enforcement Officer's site visit, amended plans have been received to show the correct eaves and ridge height. Plans have also been amended to show a window located along the south elevation as shown on the original approved plans in application 14/01241/FUL.

The overall maximum ridge height as proposed is 7.05m. This is an increase of 0.35m from the previously approved overall ridge height. The ridge height of the lower projecting part of the building is 0.5m lower than that overall ridge height at 6.55m.

The proposed eaves height is 0.75m higher than the original approved plans in application 14/01241/FUL.

Officer Comment

The ridge height of the lower projecting element of the building is 0.75m above the height previously approved. The highest ridge point of the development remains the same as previously approved.

Taking into account the 6.5m separation between the proposed dwelling and the site's northern boundary, officer advice is that this alteration in height would not be so significant as to justify refusal of the application.