

ADDENDUM  
Item No: 5.1

**Application No:** 19/00575/FUL

Date valid: 25 April 2019

Target decision date: 25 July 2019

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Ward: Valley

Application type: full planning application

**Location: Land at Former Beaumont Public House Park Lane Shiremoor  
NEWCASTLE UPON TYNE**

**Proposal: Erection of 10no. three bed and 3no. two bed houses, Class  
C3 (resubmission)**

Applicant: SHN Homes Ltd, Mr Shaun Dunn 62 Cauldwell Avenue Whitley  
Bay NE25 9RW

Agent: AJ Walton Architecture & Surveying, Mr Alan Walton 38 Linskill  
Terrace North Shields NE30 2EN

**RECOMMENDATION:** Minded to grant legal agreement req.

One representation from a resident of 17 Park Road:

I have concerns over the rear dividing brick wall running parallel to the main road of Park Lane and my property 17 Park Road. My concern is that the wall is only approx 1.4metre high from the ground of the proposed land for development, causing me concern over the security of my property. Once the land is developed and opened up it will give easy access to thieves or anyone else coming over the wall into my garden.

I have slides-swings etc. and I also have a carp pond, show leeks, fruit trees and patio furniture etc. which will become easy picking for thieves, plus the wall to the last house shown in the plan will be a dividing wall of 4ft 6in high giving no privacy to my garden.

My questions are:

1. Will the wall be raised to 2 metres to give me security and privacy to my garden after development.
2. Who will become responsible for the wall in regards to maintenance and damage while the construction of the new houses are the development of the land.
3. Who will be responsible for the wall once all work is completed, in regards to maintenance and damage.

The applicant has advised:

Where the wall is not a standard 1.8m high then we would want it to be up to 1.8m high. Therefore I can agree to add fencing to the existing wall to bring it up to 1.8 metres.

With regards to who would be responsible then during construction, we will be responsible for any damage that could occur (we will take "before start" pictures) during construction.

Officer comment:

An existing condition deals with means of enclosure post construction. This would ensure that the boundary treatments are appropriate to ensure privacy and in terms of visual amenity. Matters regarding damage and maintenance are civil matters and not matters for the Local Planning Authority.