

ADDENDUM

Application No: 23/00925/FUL
Date valid: 10 July 2023
Target decision date: 4 September 2023

Author: Julia Dawson
☎: 0191 643 6314
Ward: Battle Hill

Application type: full planning application

Location: G33-G48 Garage Adjacent To 71-73 Bellshill Close Wallsend Tyne And Wear

Proposal: Variation of condition 1 of planning approval 22/01672/FUL in order to show increase in height of walls, eaves and ridge height of the approved bungalows following receipt of detailed site levels, and the location of solar panels and air source heat pumps. Substitution of approved drawing number 22014-HUSK-DR-ST-01-A-0302-P01 with 22014-HUSK-DR-ST-01-A-0302-P03 (Revised Plans & Description 23.08.23)

Applicant: North Tyneside Council, Mr Russell Pringle Quadrant The Silverlink North Cobalt Business Park North Tyneside NE27 0BY

Agent: Edwards Architecture, Mr Russell Edwards 5 Brewhouse Bank North Shields North Tyneside NE30 1LL

REVISED RECOMMENDATION

It is recommended that:

- a) the Committee indicates that it is minded to grant the application; and*
- b) the Director of Regeneration and Economic Development be authorised to issue a notice of grant of planning permission following expiry of the consultation period and subject to:*
 - i) the conditions set out in the planning officers report and any subsequent addendum(s); and,*
 - ii) the addition, omission or amendment of any other conditions considered necessary by the Director of Regeneration and Economic Development; and*
 - iii) no further matters arising from the consultation period which, in the opinion of the Director of Regeneration and Economic Development, would justify reconsideration by the Committee.*

INFORMATION

Internal Consultee

Environmental Health

The air source heat pumps appear to be adjacent to each other and the building itself will screen the heat pumps to other neighbouring residential properties located behind the properties. Therefore, the recommended should suffice for this development.

Planning Officer Comments

Revised plans were submitted on 23rd August 2023 showing solar panels to the front and rear roof slopes and one air source heat pump adjacent to the front elevation of

each of the bungalows. These are for consideration as part of the current application. Public consultation letters have been sent to the occupants of properties surrounding the application site to advise them of the revised plans and description and to invite their further comments. The re-consultation period expires 14 days from 23rd August.

Officer advice is that the proposed solar panels are of a modest size and do not harm the visual amenity of the application site or the residential amenity of surrounding occupants, with particular reference to outlook. The proposed air source heat pumps are small in scale and appropriately located where they are not widely visible from the surrounding area and will not result in a harmful impact in terms of noise disturbance to surrounding residents, subject to the following condition:

Additional Condition

The Daikin Altherma 3 Low Capacity Monobloc Air Source Heat Pump must be installed in accordance with the approved details and shall thereafter be operated and maintained in full accordance with the manufacture's technical specifications and recommendations.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.