

<b>Date of Committee: 19 April 2017</b>					
<b>Application Number and Address:</b>  DC/16/01182/FUL Land at Ellison Terrace Greenside Ryton NE40 4BL	<b>Applicant:</b>  ISM Properties Ltd				
<b>Proposal:</b>  Construction of three houses with parking area (amended 16/02/17 and 08/03/17 and description amended 14.03.2017).					
<b>Declarations of Interest:</b>  <table border="1"> <thead> <tr> <th>Name</th> <th>Nature of Interest</th> </tr> </thead> <tbody> <tr> <td>None</td> <td></td> </tr> </tbody> </table>		Name	Nature of Interest	None	
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None					
<b>List of speakers and details of any additional information submitted:</b>  This application was first considered by the Committee at its meeting on 29 March, having heard speakers at that meeting the Committee decided to undertake a site visit. In accordance with the Development Control protocol, there was therefore no requirement for speakers at this meeting.					
<b>Decision(s) and any conditions attached:</b>  That permission be REFUSED for the following reason:  The development would be harmful to the character and appearance of the area due to the height of the proposed dwellings and how they would relate to the height of the existing dwellings in the area and due to the proximity of the principle elevation to the front of the site.  For the above reasons, it is considered that the proposal would be harmful to the character and appearance of the area and therefore would fail to accord with the NPPF (2012), policy CS15 of the Newcastle Gateshead Core Strategy (2015) and saved policy ENV3 of the Unitary Development Plan (saved 2012).					
<b>Any additional comments on application/decision:</b>  The officer recommendation had been to grant permission however the Committee determined that the harmful impact of the development on the character and appearance of the area, due to its scale, outweighed the recommendation to grant and therefore refused the application.					