

**MINOR UPDATE**

<b>Application No:</b>	<b>DC/22/01257/FUL</b>
<b>Site:</b>	<b>Garage Block Adjacent 7 Glenbrooke Terrace Low Fell Gateshead Gateshead NE9 6AJ</b>
<b>Proposal:</b>	<b>Proposed demolition of existing garages and erection of 1no. dwelling (C3 use) (amended site plan received 30.01.2023, bat survey report received 02.03.2023, additional plan received 09.03.2023, amended plans received and description amended 25.05.2023 and 01.06.2023, vehicle tracked drawing received 30.06.2023).</b>
<b>Ward:</b>	<b>Low Fell</b>
<b>Recommendation:</b>	<b>MINDED TO GRANT</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update****Correction**

The last sentence of paragraph 5.53 should read:

“The rear access road is not a designated Byway Open to All Traffic.”

**Additional Conditions**

Following the publication of the Committee Report, if Members are minded to Grant planning permission, officers have identified two additional conditions that are recommended to be imposed.

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Prior to the first occupation of the dwellinghouse hereby approved, a plan that indicates a vehicle turning area sufficient to accommodate the swept path details shown on plan ref PL\_1048\_102 Revision E Proposed Site Plan, shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To allow a vehicle to egress onto Earls Drive in a forward gear, in the interests of highway safety and in accordance with the NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

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Prior to the first occupation of the dwellinghouse hereby approved, the turning area shown on the plan approved under condition 20 shall be laid out, kept free of all obstructions and shall be available for the turning of vehicles at all times.

Reason

To allow a vehicle to egress onto Earls Drive in a forward gear, in the interests of highway safety and in accordance with the NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

**SEE MAIN AGENDA FOR OFFICERS REPORT.**